

52 Main Street, Sewstern, Grantham, NG33 5RQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

This beautiful custom built five bedroom family home comfortably blends modern convenience with a traditional theme making it cozy and welcoming.

There are an abundance of features such as, oak panelled doors, a feature staircase, modern inset fire and a fabulous dressing room and en-suite leading off from the master bedroom.

The accommodation comprises of a well appointed entrance hall, large sitting with modern inset fireplace, a family room/dining room, wc and open plan kitchen which is perfect for entertaining and fitted to a high specification to include quartz worksurfaces and high quality appliances. To the first floor is a large master bedroom with dressing room and luxury en-suite, a guest bedroom with en-suite, three further bedrooms and a family bathroom.

Built by renowned local company Towngate Developments and utilising the latest construction methods with a timber frame construction and a ground source heat pump this property is well worth a viewing.

Based in a quiet village you are conveniently located from the spectacular Georgian town of Stamford and not far from all the outdoor activities of Rutland Water. Sewstern is only 5 minutes from the A1 and a short drive north to Grantham which will take you to a main line train station making this house the perfect choice for any modern family.

Asking price £549,999 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Stunning brand new family home
- Superb kitchen diner
- Two reception rooms
- Double garage
- Viewing an absolute must

- Five bedrooms
- Three bathrooms
- Ground source heat pump
- Village location



ACCOMMODATION:

Entrance Hall

Sitting Room
8.08m x 3.96m (26'6 x 13'0)

Dining room/playroom
3.40m x 3.96m (11'2 x 13'0)

WC

Kitchen
6.99m x 4.80m (22'11 x 15'9)

Utility Room
2.95m x 2.03m (9'8 x 6'8)

Master Bedroom
3.99m x 3.96m (13'1 x 13'0)

Dressing Room
3.48m x 2.82m (11'5 x 9'3)

Ensuite
3.48m x 2.90m (11'5 x 9'6)

Bedroom Two
4.32m narrowing to 2.97m x 4.80m (14'2 narrowing to 9'9 x 15'9)

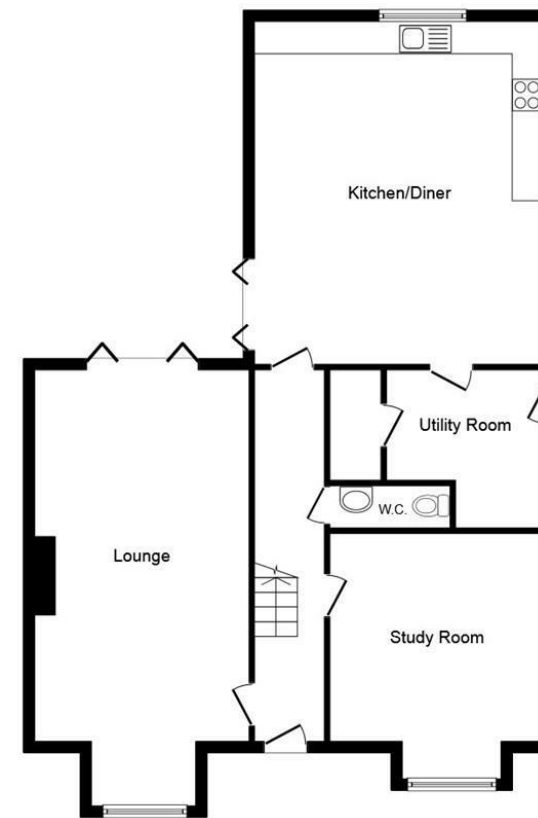
Bedroom Three
3.96m x 3.40m (13'0 x 11'2)

Bedroom Four
3.96m x 3.40m (13'0 x 11'2)

Bedroom Five
3.96m x 2.67m (13'0 x 8'9)

Family Bathroom

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.