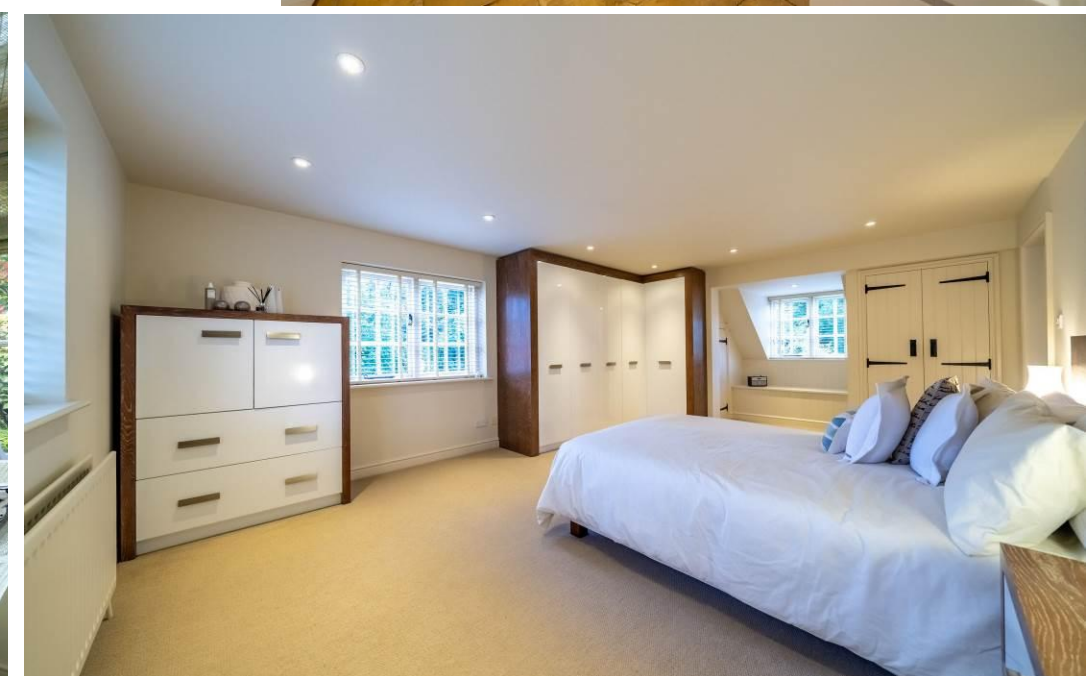


COUNTRY  
&  
EQUESTRIAN

THE OLD SMITHY  
NEWTON







*A picturesque country home set in the highly sought-after village of Newton...*

*Newton is a quaint Hamlet in Lincolnshire situated only 8 miles from Grantham and 7 miles from Sleaford. The market town of Grantham offers a train station ideal for commuters with trains only 70 minutes to London and 60 minutes to Leeds.*

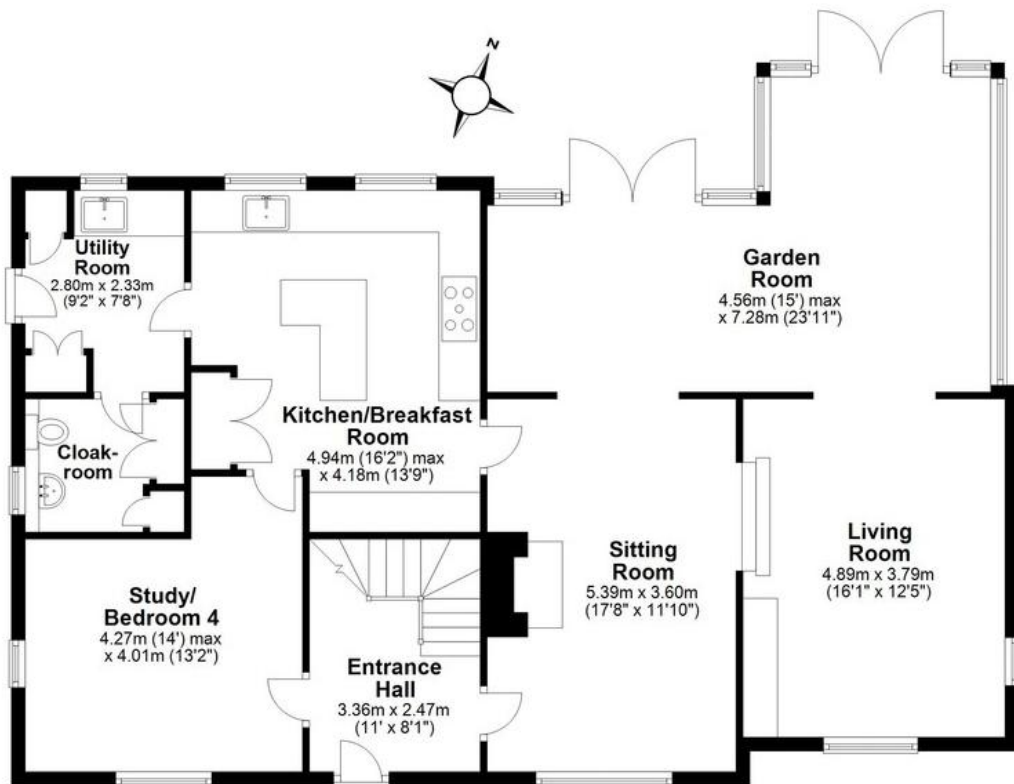
*This substantial family home briefly comprises a spacious entrance hall, leading through to a great sized study perfect for home working, or easily converted to a forth double bedroom; kitchen/ Breakfast room with a beautifully designed kitchen equipped with central island and integrated appliances, leading through to a generous utility room and downstairs cloakroom.*

*The sitting room benefits from a feature log burner and has been stylishly decorated to an extremely high standard, this room elegantly flows through to further living space then onto the vale garden room which oozes with character features including an exposed stone wall .*

*At first floor level there are three great sized bedrooms all equipped with integrated wardrobes and a shower room central. The master bedroom also has a great sized en-suite with a freestanding bath and a double walk in shower. Externally the property benefits from a gated gravel driveway with space for many vehicles, quadruple garaging with ample storage space and breath-taking gardens, well landscaped with a pond area.*

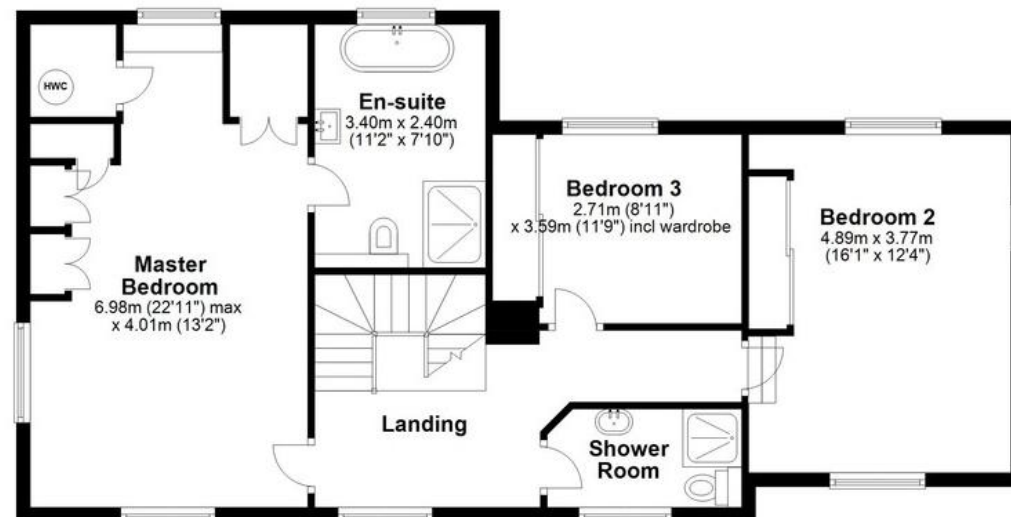
### Ground Floor

Approx. 118.5 sq. metres (1275.8 sq. feet)



### First Floor

Approx. 84.2 sq. metres (905.9 sq. feet)

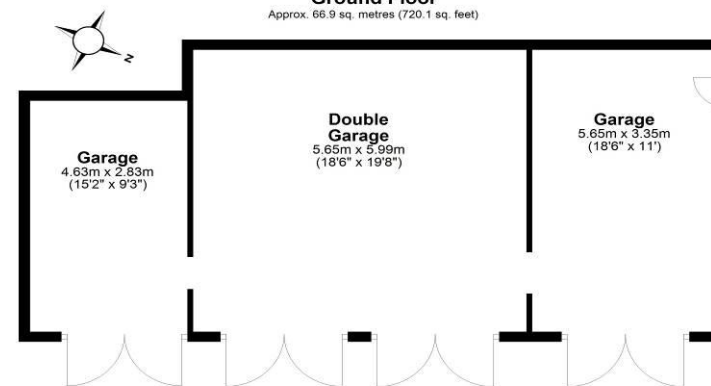


Total area: approx. 202.7 sq. metres (2181.7 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

### Ground Floor

Approx. 66.9 sq. metres (720.1 sq. feet)



Total area: approx. 66.9 sq. metres (720.1 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

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**COUNTRY** [www.countryequestrianhomes.com](http://www.countryequestrianhomes.com)  
**EQUESTRIAN** [office@countryequestrianhomes.com](mailto:office@countryequestrianhomes.com)



**OAKHAM**  
36 High Street  
LE15 6AL  
01572 757979

**UPPINGHAM**  
2 Orange Street  
LE15 9SQ  
01572 821935

**MELTON**  
25 Burton Street  
LE13 1AE  
01664 491610

**STAMFORD**  
1 Sheep Market  
PE9 2RB  
01572 821935

**GRANTHAM**  
The London Platform  
NG31 6BT  
01476 855618

**PETERBOROUGH**  
The London Platform  
PE1 1QL  
01733 788888