



7 Woodlands Drive, Colsterworth
Grantham, Lincolnshire, NG33 5NH

NEWTONFALLOWELL 

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Offers Over £370,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located in the village of Colsterworth, and positioned on a supreme 1/4 acre plot on a pretty tree-lined avenue, is this detached family home that would be ideal for extending and developing in time to be the dream home that you have been looking for. The accommodation, that extends to over 1,700 square feet plus a large conservatory, comprises of Entrance Porch, Reception Hall, Cloakroom, Family Room/Office, Lounge with feature fireplace, Conservatory, Breakfast Kitchen, Utility Room, FIVE BEDROOMS and a Family Bathroom. The property also features UPVC double glazing and gas fired central heating. The garage in this home has been converted to provide storage and create a separate potential work from home space off the Utility Room, if a Garage is required then the stud wall can be easily removed. Outside there is a large block paved driveway providing ample off road parking for the large family. To the rear, there is a large garden with a generous sun terrace and a lawn for the family to enjoy. This home also offers, subject to planning, plenty of scope to extend, or to improve.

ACCOMMODATION



ENTRANCE PORCH

With uPVC full obscure glazed entrance door, uPVC obscure glazed window to the front and side aspect, tiled floor and double glazed sliding patio door to:

RECEPTION HALL

With single radiator, solid wood flooring, stairs rising to the first floor landing.

FAMILY ROOM / OFFICE

15'7" x 8'3" (4.75m x 2.51m)

With uPVC double glazed window to the front aspect, double radiator, cupboard housing the electrical consumer unit and electricity meter, laminate flooring.

CLOAKROOM

With obscure glazed window to the side aspect, single radiator, wood flooring, extractor fan and a 2-piece white suite comprising low level WC and wash handbasin set into a vanity unit.

BREAKFAST KITCHEN

15'0" x 9'0" (4.57m x 2.74m)

With obscure glazed door from the entrance hall, uPVC double glazed window to the rear aspect enjoying south facing views over the garden and on to countryside, single radiator, ceramic tiled floor, work surface with inset double ceramic sink and drainer with high rise mixer tap over, inset 4-ring gas hob with Neff stainless steel extractor hood over, wood fronted cupboard and drawers with further matching eye level units, stainless steel single electric oven, stainless steel built-in microwave, countertop lighting, space for breakfast table or free-standing fridge freezer. Door to:

UTILITY ROOM

12'6" x 7'6" (3.81m x 2.29m)

With uPVC double glazed window to the rear aspect, floor mounted gas fired central heating boiler, roll edge work surface, stainless steel sink and drainer, base level cupboards and drawer with matching wall unit including frosted display cabinets, space and plumbing for washing machine, door to:

WORK FROM HOME SPACE

11'7" x 7'8" (3.53m x 2.34m)

(This forms the remainder of the garage space). With glazed window to the side aspect, lighting and power.

LOUNGE

25'4" x 12'8" (7.72m x 3.86m)

With uPVC double glazed window to the front aspect, double glazed sliding patio doors to the conservatory, two double radiators, focal feature open fireplace with raised seated hearth.

CONSERVATORY

19'3" x 12'6" (5.87m x 3.81m)

Of dwarf brick wall construction with uPVC double glazed units above and a polycarbonate roof, built-in blind system, uPVC double glazed French doors to the garden, double radiator and ceramic tiled floor.

FIRST FLOOR LANDING

With drop down loft hatch accessed via aluminium ladder, airing cupboard housing hot water tank with shelf storage.

BEDROOM ONE

13'2" x 12'9" (4.01m x 3.89m)

With uPVC double glazed window to the front aspect, single radiator and a large wardrobe with mirror sliding doors.

BEDROOM TWO

12'1" x 9'9" (3.68m x 2.97m)

With uPVC double glazed window overlooking the garden to the rear and countryside beyond, single radiator.



BEDROOM THREE

11'7" x 9'0" (3.53m x 2.74m)

With uPVC double glazed window to the front aspect, single radiator.

BEDROOM FOUR

9'0" x 8'0" (2.74m x 2.44m)

With uPVC double glazed window to the rear aspect with view over the garden to countryside beyond, double radiator, laminate flooring.

BEDROOM FIVE

9'0" x 8'0" (2.74m x 2.44m)

With uPVC double glazed window to the rear aspect enjoying those countryside views, single radiator and laminate flooring.

FAMILY BATHROOM

8'0" x 5'10" (2.44m x 1.78m)

With uPVC obscure double glazed window to the side aspect, double radiator, ceramic tiled floor, a 3-piece white suite comprising low level WC, wash handbasin inset to a vanity unit with storage beneath and a double ended 'P' shaped panelled bath with mixer tap and electric shower over.

OUTSIDE

There is a generous block paved driveway offering off-road parking comfortably for four cars, a lawned garden and pathway to the front entrance door. A pathway to the side leads to the south facing rear garden. To the side from the utility a door leads into a block paved lean-to with gate to the front and rear and power. There is also an expansive flagstone patio to the rear, outside lighting and cold water tap with steps on to a lawned garden with timber PLAYHOUSE, majority high quality fencing to the boundaries and hardstanding for a shed if required. At the bottom of the garden there is a further outbuilding with a pantile roof.

STORAGE - former garage

7'10" x 4'5" (2.39m x 1.35m)

With up-and-over door and a stud wall connected to the office space which has been created in the remainder of the garage.





Note

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D. Annual charges for 2020/2021 - £1,787.58

DIRECTIONS

From High Street head south along London Road, South Parade and out of town. after a few miles taking the slip road for the A1 south. Continue along taking the turning for Woolsthorpe By Colsterworth. Proceed over the flyover and into Colsterworth along Bridge End. Take the left turn on to Woodlands Drive and the property is on the left.



COLSTERWORTH

Colsterworth village is particularly well served with local facilities including a Post Office/newsagents, a general grocery store, primary school and doctor's surgery. The nearby towns of Grantham, Stamford, Melton Mowbray and Bourne offer an excellent variety of shopping and leisure facilities. The larger commercial centres of Peterborough, Leicester and Nottingham are all within a 30 mile drive.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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