



**Portland House, Church Street, Foston**  
Grantham, Lincolnshire, NG32 2LG

**NEWTON**FALLOWELL 

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£475,000**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located in the village of Foston to the north of Grantham, is this very spacious and flexible detached family home that sits upon a superb plot and has countryside views to the rear. The accommodation, which extends to just over 2,000 square feet (plus a Conservatory), comprises of Reception Hall, Lounge with feature open fireplace, Sitting Room, Conservatory, Dining Room, Breakfast Kitchen, Cloakroom, Utility Room, Galleried Landing, FIVE GENEROUS BEDROOMS with an En-suite to Bedroom 1 and a Jack & Jill En-suite servicing Bedrooms 2 and 3, and a Family 4-piece family Bathroom. The property also features UPVC double glazing and gas fired central heating. Outside there is ample space for the family too, with a block paved gated driveway offering off road parking for numerous cars that leads to a Detached Double Garage. There are gardens to the front and rear, the latter of which has a variety of seating areas, vegetable patch and views of the countryside to the rear. There is a timber built Office that is ideal for those who can now work from home, this will be available by separate negotiation. This property is being sold with no onward chain.

**ACCOMMODATION**



### RECEPTION HALL

11'10" x 9'0" (3.61m x 2.74m)

With uPVC half obscure double glazed entrance door with uPVC obscure double glazed panels to either side, stairs rising to the first floor landing, single radiator, ceramic tiled floor, smoke alarm, ceiling rose and cornicing and door to:

### CLOAKROOM

With single radiator, ceramic tiled floor, integrated extractor fan and a 2-piece white suite comprising low level WC and wash handbasin.

### LOUNGE

24'10" reducing to 23'5" x 12'10" (7.57m reducing to 7.14m x 3.91m)

With uPVC double glazed bay window to the front aspect, uPVC double glazed French doors to the conservatory with uPVC double glazed windows adjacent, two double radiators, ceiling rose and cornicing and feature open fire with decorative wooden surround.

### CONSERVATORY

11'0" x 10'10" (3.35m x 3.30m)

Of dwarf brick wall construction with uPVC double glazed units above and a polycarbonate roof, double radiator, ceramic tiled floor and uPVC double glazed French doors to a decked seating area. Double doors lead through to:

### SITTING ROOM

12'0" x 10'10" (3.66m x 3.30m)

This room would be suitable for a variety of uses and offers double glazed sliding patio doors to the decked seating area, double radiator, ceramic tiled floor, ceiling rose and cornicing.

### DINING ROOM

13'10" into bay, reducing to 12'0" x 11'4" (4.22m into bay, reducing to 3.66m x 3.45m)

Having uPVC double glazed bay window to the front aspect, double radiator, ceramic tiled floor, ceiling cornicing and ceiling rose.

### UTILITY ROOM

7'6" x 7'1" (2.29m x 2.16m)

Having uPVC double glazed window to the side aspect, uPVC half double glazed door to the driveway, ceramic tiled floor, single radiator, roll edge work surface, stainless steel sink and drainer, cupboards providing generous storage, space and plumbing for washing machine and wall mounted gas fired central heating boiler.

### BREAKFAST KITCHEN

13'9" x 13'4" (4.19m x 4.06m)

Having uPVC double glazed window to the side and rear aspect with the rear aspect enjoying views over open countryside, double radiator, ceramic tiled floor, roll edge work surface, unique stainless steel sink with drainer with high rise mixer tap over and in-built splashback, space for range cooker (Rangemaster Noir 110 cooker available by separate negotiation) with matching extractor hood above, a generous range of cupboards and drawers, integrated dishwasher, integrated fridge, space for free-standing fridge freezer, recessed spotlighting and countertop lighting.

### FIRST FLOOR GALLERIED LANDING

12'1" x 8'5" (3.68m x 2.57m)

Having single radiator, smoke alarm, loft hatch access and airing cupboard housing hot water tank with shelf storage.

### BEDROOM ONE

12'9" x 12'9" including wardrobes (3.89m x 3.89m including wardrobes)

With uPVC double glazed window to the rear aspect enjoying views over open countryside, single radiator and an extensive range of built-in wardrobes and drawers. Door to:

### EN SUITE

Having uPVC obscure double glazed window to the rear aspect, single radiator, recessed LED spotlighting, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and an over sized fully tiled shower cubicle with folding glazed shower screen and mains fed shower within.

### BEDROOM TWO

15'0" x 13'4" (4.57m x 4.06m)

With uPVC double glazed window to the rear aspect also enjoying views over the countryside and single radiator. Door to:

### JACK & JILL EN SUITE

8'0" x 4'2" (2.44m x 1.27m)

With uPVC obscure double glazed window to the side aspect, single radiator, recessed LED spotlighting, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a fully tiled double shower cubicle with mains fed shower within and sliding glazed shower screen.

### BEDROOM THREE

12'2" x 11'7" (3.71m x 3.53m)

With door to the Jack and Jill en suite, uPVC double glazed window to the front aspect, single radiator.



#### BEDROOM FOUR

12'9" x 10'4" (3.89m x 3.15m)

Having uPVC double glazed window to the front aspect enjoying a view to the St Bartholomew's Church and single radiator.

#### BEDROOM FIVE

12'1" x 6'7" (3.68m x 2.01m)

Having uPVC double glazed window to the front aspect and single radiator.

#### 4-PIECE FAMILY BATHROOM

8'3" x 7'7" (2.51m x 2.31m)

Having uPVC obscure double glazed window to the rear aspect, single radiator, recessed spotlighting, integrated extractor and a 4-piece white suite comprising low level WC, wash handbasin, panelled bath with mixer tap and shower attachment over and a fully tiled corner shower cubicle with sliding glazed shower screen and mains fed shower within.

#### OUTSIDE

To the front there is a low maintenance gravelled garden with wrought iron railings and wrought iron gate leading to a pathway to the front entrance door which has a storm porch covering over and outside lighting. To the left-hand side there is an extensive block paved driveway which leads to twin wrought iron gates with the driveway continuing down the side of the property, with outside lighting, leading on to the parking area directly in front of the double garage. At the rear there is a generous garden offering a mixture of decked seating, patio seating, a lawn and established shrubs to the borders. There is fencing and hedging to the boundaries, two timber SHEDS for storage, a concealed vegetable garden, a selection of fruit trees and a work from home OFFICE.

#### Office

11'10" x 9'2" maximum measurements (3.61m x 2.79m maximum measurements)

Available by separate negotiation. Being hexagonal in shape with double glazed window to the front, double glazed doors to the side, workbench area, power and lighting. (This office is fully insulated).

#### DOUBLE DETACHED GARAGE

17'2" x 17'0" (5.23m x 5.18m)

Having twin up-and-over doors, uPVC half obscure double glazed door to the side, eave storage space, power and lighting.

#### SERVICES

Mains water, gas, electricity and drainage are connected.

#### COUNCIL TAX

The property is in Council Tax Band F. Annual charges for 2020/2021 - £2,583.49





### DIRECTIONS

From Grantham join the A1 at Downtown and continue north along the A1 turning left as signposted to Long Bennington and Foston. Take the right turn for Foston adjoining the roundabout and follow the signs for the village eventually entering the village along Newark Hill. Take the left turn in to Church Street and the property is on the left-hand side.

### FOSTON

Foston is a small village some 8 miles north of Grantham just off the A1. It is also 13 miles south of Newark and 30 miles east of Nottingham. Nearby Long Bennington offers local doctors surgery, primary school, various shops including a Co-op, fish and chip shop, public houses and local sports facilities. Foston is within the catchment for the Grammar Schools of Grantham (buses to Grantham and Newark schools).

### 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.



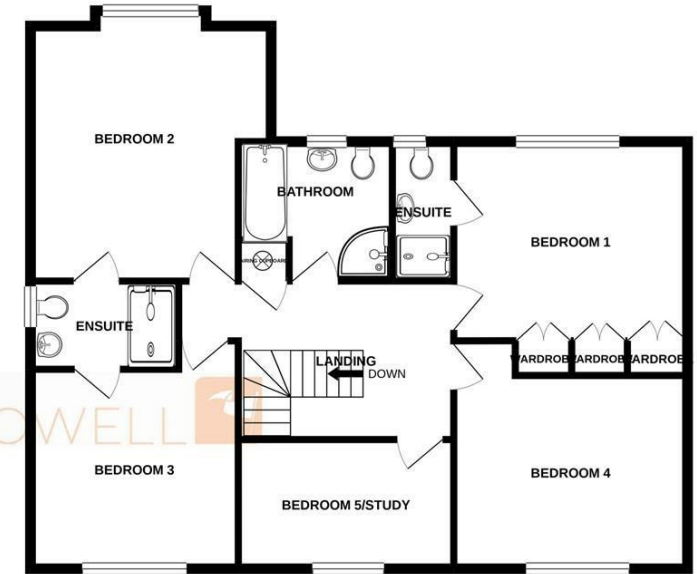


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR  
1119 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR  
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 2059 sq.ft. (191.2 sq.m.) approx.

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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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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INTERIOR OF OFFICE

