

Sleepy Hollow, Bridge End, Colsterworth, Grantham NG33 5NZ

william h brown

welcome to

Sleepy Hollow, Bridge End, Colsterworth Grantham

GUIDE PRICE £675,000 - £700,000 Unique modern home on a substantial plot in the village of Colsterworth. Offering versatile accommodation, underfloor heating to the ground floor, four bedrooms with two en-suites, a double garage, spacious grounds and a stable block.













Entrance
Entering the property to the front through a glazed door with side panel. This inviting double height hallway features wood flooring, staggered staircase to the first floor landing, coving to the ceiling and access into the lounge, dining room, kitchen diner, cloakroom and study.

Downstairs Cloakroom
Comprising of a vanity sink unit, low level WC and tiling to the floor.

Lounge
17' 9" x 12' 10" (5.41m x 3.91m)
With two windows to the side of the property, inset LPG gas fire, carpet, coving to the ceiling and French doors leading into the garden room.

Dining Room
14' 2" x 14' 1" (4.32m x 4.29m)
Spacious dining room with a window to the side aspect, carpet and coving to the ceiling.

Study
12' 7" x 10' 5" Into Bay (3.84m x 3.17m Into Bay)
With a bay window to the front aspect, wooden flooring and coving to the ceiling.

Garden Room
Beautiful light and airy room which has a solid roof with spotlights and coving, tiled floor and bi-fold doors leading out to the rear garden.

Kitchen Diner
19' 2" x 11' 6" (5.84m x 3.51m)
With windows over looking the garden and having an immense range of base and floor to ceiling units with light Corian worktops over, sink, mixer tap and decorative tile splashbacks. Integrated oven and microwave, hob with extractor hood above. Built-in fridge freezer and dishwasher. Spotlights and coving to the ceiling and tiling to the floor. Space for a dining table with French doors leading out to the rear garden. Access into the utility room.

Utility Room
7' 8" x 6' 8" (2.34m x 2.03m)
Base units with light worktop over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Space for a washing machine and tumble dryer. Tiling the floor, extractor fan and part glazed door leading out the side aspect. The boiler is in a separate space behind a door.

First Floor Landing
Stunning open landing with a full height window to the front aspect and small window to the side, two storage cupboards, coving to the ceiling and access into the bedrooms and family bathroom.

Principal Bedroom
17' 9" x 18' 1" Widest Point (5.41m x 5.51m Widest Point)
Dual aspect principal bedroom with windows to the front and side aspects, carpet, radiator, Air conditioning unit, coving and spotlights to the ceiling.
Access into the dressing room which features a range of built-in wardrobes, window to the side aspect, carpet, radiator, coving to the ceiling and access into the en-suite.

En-Suite Shower Room
Spacious en-suite with a window to the side aspect, shower enclosure with a waterfall shower and attachment, vanity sink unit, low level WC, heated towel rail, tiling to both the walls and floor. Spotlights and coving to the ceiling and an extractor fan.

Bedroom Two
13' 7" x 11' (4.14m x 3.35m)
With two windows to the rear aspect, built-in wardrobes, carpet, air conditioning unit, radiator and access into the en-suite shower room.

En-Suite To Bedroom Two
With a window to the rear aspect and comprising of a shower enclosure, vanity sink unit, low level WC, heated towel rail, fully tiled throughout, extractor fan and coving to the ceiling.

Bedroom Three
14' 9" x 9' 10" (4.50m x 3.00m)
Dual aspect double bedroom with windows to both the rear and side aspects, built-in wardrobes, carpet, radiator and coving to the ceiling.

Bedroom Four
11' 8" x 9' 7" (3.56m x 2.92m)
Another lovely dual aspect double room with two small windows to the front aspect and window to the side, built-in wardrobes, carpet, radiator and coving to the ceiling.

Family Bathroom
11' 10" x 6' 3" (3.61m x 1.91m)
With a window to the rear aspect and comprising of a bath with separate shower enclosure, vanity sink unit, low level WC, fully tiled throughout, heated towel rail, extractor fan and spotlights and coving to the ceiling.

General Description Outside
Electric gates open to a long block paved driveway for plenty of off road parking. Lawn and an abundance of mature planting, shrubs and trees adorn the borders. Access through to the rear.

The rear garden is divided into two parts, to the rear of the property there is a paved patio area, perfect for outside dining and further raised paved area for more seating, relaxing or entertaining. Lawn is the main feature of the garden with a gravel pathway leading down to the second area. The second area of the garden has gated access into the stable blocks with paddock, surrounded by trees, shrubs and the River Witham flowing along the bottom.

Double garage - with an electric door, window to the front aspect power, lighting and EV charger.

Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Note 1:
This property benefits from Solar Panels which have been purchased by the current vendor.

welcome to

Sleepy Hollow Bridge End, Colsterworth
Grantham

- Modern Detached Family House
- Substantial Plot of Approx 1 Acre
- Four Reception Rooms
- Four Bedrooms and Two En-Suites
- Double Garage, Driveway, Gardens & Stable Block

Tenure: Freehold EPC Rating: B
Council Tax Band: F



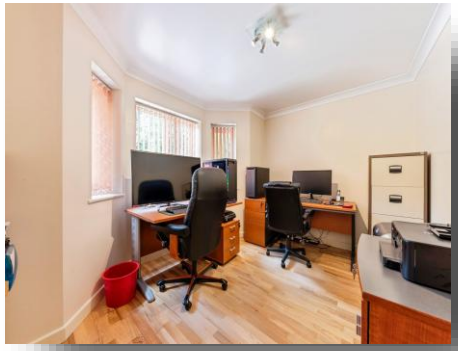
Total floor area 308.7 m² (3,323 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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guide price

£675,000 - £700,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114495 - 0004

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