

Connells

Main Street
Denton GRANTHAM

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Denton GRANTHAM NG32 1JW

for sale guide price
£220,000







Property Description

Nestled within the sought-after village of Denton, this enchanting stone-built cottage effortlessly blends character, charm and contemporary living. Recently renovated to an exceptional standard throughout, the property offers beautifully presented accommodation whilst retaining an abundance of original features that give the home its unique personality.

Upon entering, you are welcomed by a bright stunning lounge/diner, a wonderful reception space rich in character. Exposed ceiling beams and an impressive feature stone fireplace create a warm and inviting atmosphere, making this the perfect setting for both relaxing evenings and entertaining guests.

The stylish kitchen has been thoughtfully updated, offering a tasteful range of units and work surfaces. Completing the ground floor is a contemporary shower room fitted to a high standard.

To the first floor are two bedrooms. The principal bedroom is particularly spacious and enjoys a light and airy feel.

Externally, the property continues to impress with useful outbuildings in the rear courtyard providing excellent storage solutions, and a pleasant frontage that complements the attractive stone facade.

Having undergone recent renovation works whilst carefully preserving its period character, this charming cottage presents a rare opportunity to acquire a quintessential village home ready for immediate occupation.

Location

Situated in the highly desirable village of Denton, this charming home enjoys an enviable position within the picturesque Vale of Belvoir. The village offers a wonderful blend of rural tranquillity and convenience, making it a popular choice for those seeking countryside living without isolation.

Just a short distance away is the renowned Belvoir Castle, with its stunning grounds, boutique shopping at The Engine Yard, cafes, restaurants and year-round events. Nature lovers will also appreciate nearby Denton Reservoir, offering scenic walks and beautiful wildlife-rich surroundings.

The village itself benefits from the highly regarded Welby Arms, a traditional country pub at the heart of the community, whilst the nearby market town of Grantham provides a comprehensive range of shopping, leisure and educational facilities.

For commuters, Denton is ideally positioned with easy access to the A1 and Grantham

Railway Station, where direct services reach London King's Cross in around one hour, making it an excellent location for both village life and modern connectivity.

Lounge/Diner-13' 10" X 10' 10"

A truly impressive reception room bursting with character, featuring exposed ceiling beams, attractive flooring and a magnificent stone fireplace which forms the focal point of the room. Generous proportions provide ample space for both living and dining furniture, creating a warm and inviting environment ideal for everyday living and entertaining alike. Window to the front aspect.

Kitchen - 8' 6" X 7' 7"

Beautifully appointed and thoughtfully designed, the kitchen offers a range of fitted units complemented by work preparation surfaces and space for appliances. A bright and practical room combining modern convenience with the cottage's charming aesthetic. Window to the rear aspect.

Shower Room - 10' 2" X 2' 11"

Recently refitted and finished to a high standard, comprising a contemporary suite including shower enclosure, wash hand basin and low-level WC. Stylishly presented and perfectly suited to modern living.

First Floor Landing

Providing access to both bedrooms.

Bedroom One - 14' 1" X 10' 9"

A superb principal bedroom of excellent proportions, enjoying character features and a bright, airy feel. An elegant and peaceful retreat offering ample space for freestanding furniture. Window to the front aspect.

Bedroom Two - 12' 1" X 5' 11"

A versatile second bedroom ideal as a guest bedroom, dressing room, nursery or home office. Well-presented and benefiting from pleasant natural light. Window to the rear aspect.

Outside

Approached via steps leading from Main Street, the property enjoys an attractive elevated position enhancing both its kerb appeal and sense of privacy. The beautiful stone facade immediately captures attention, perfectly reflecting the charm and character found throughout this delightful village home.

To the rear of the property is a low-maintenance courtyard space housing two outbuildings.

Store One - 11' 6" X 4' 11"

A highly useful addition to the property, offering excellent practicality for tools, bicycles, outdoor equipment or workshop space.

Store Two - 8' 10" X 4' 11"

A highly useful addition to the property, offering excellent practicality for tools, bicycles, outdoor equipment or workshop space.





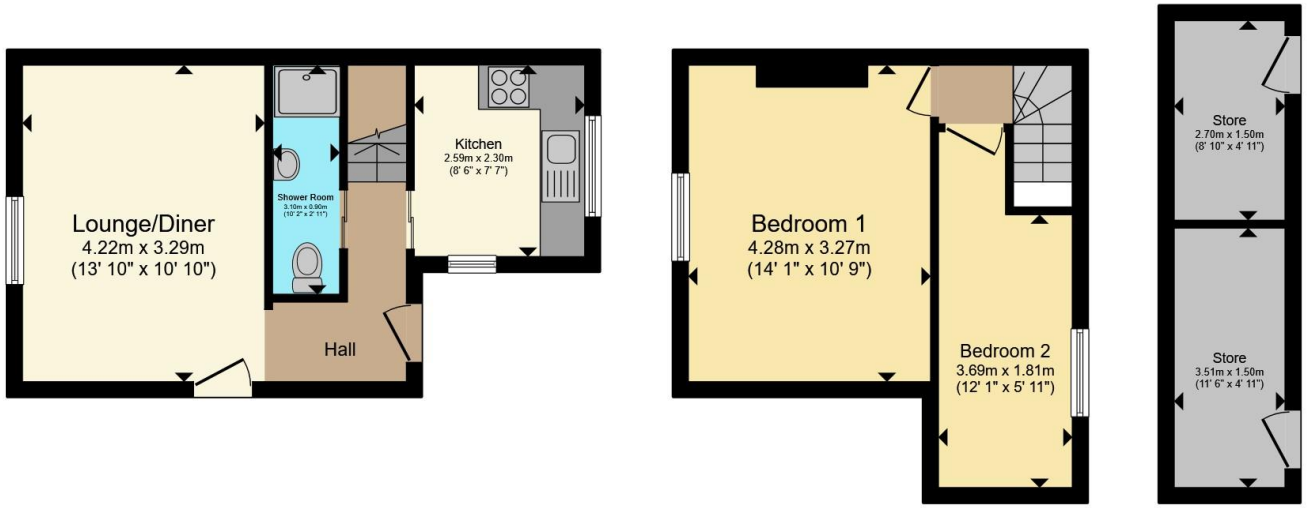












Ground Floor **First Floor** **Outbuilding**

Total floor area 53.1 m² (572 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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2 Watergate
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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