



**The Old Shop, 55 Woolsthorpe Road, Woolsthorpe By Colsterworth,
Lincolnshire, NG33 5NU
Offers Over £450,000**



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The Old Shop, 55 Woolsthorpe Road, Woolsthorpe By Colsterworth, Lincolnshire, NG33 5NU

Tenure: Freehold

Council Tax Band: D (South Kesteven District Council)



Chartered Surveyors & Estate Agents

Detached period house refurbished to a demanding specification and offering tastefully appointed family accommodation with an array of character features in a sought-after location.

**** Open-plan Dining Area and Snug Area * Sitting Room * Office * Bespoke Shaker-style Kitchen * Utility * WC * 3 Good-size Bedrooms * En-suite Shower Room * Family Bathroom * Multi-use Outbuilding * Garage * Secure Off-road Parking * Generous Gardens ****



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DESCRIPTION

Much improved detached period property with detached garage, versatile brick outbuilding, ample, secure off-road parking and fully enclosed, good-sized rear garden set in a popular village close to Grantham.

Dating from 1830, the property has recently undergone a comprehensive programme of sympathetic refurbishment to offer a comfortable character family home in a picturesque location which seamlessly combines period features, such as fireplaces, exposed beams, quarry tiled floors and internal ledge-and-brace doors, with all modern-life comforts.

The well-appointed accommodation benefits from new gas central heating system and new plumbing throughout and can be summarised as follows:

GROUND FLOOR: Open-plan Dining Area with log-burner and Snug, Office, Sitting Room with log-burner, Rear Hall, shaker-style Kitchen with bespoke units, boiling water tap, range-style cooker and American-style fridge-freezer, Rear Lobby, Utility (matching the kitchen), WC;

FIRST FLOOR: Landing with Study Area, Master Bedroom with refitted en-suite Shower Room, two further good-sized Bedrooms, feature Bathroom with claw-foot bath and separate shower cubicle.

Internal viewing is highly recommended to appreciate the quality of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

Front entrance door with transom leads to:

Open-plan Snug & Dining Area: 9.42m max x 2.41m max overall (30'11" max x 7'11" max overall)

Snug Area

Radiator, LVT flooring, window to front, door to Office, archway to Kitchen.

Dining Area

Multi-fuel log burner set in feature fireplace with stone hearth and brick and stone surround, upright designer-style radiator, LVT flooring, window with window seat to front, door to Sitting Room.

Office 2.79m x 2.59m (9'2" x 8'6")

Built-in cupboard housing gas central heating boiler, further storage cupboard housing water softener, original quarry tiled flooring, window to side, door to Rear Hall.

Sitting Room 3.78m x 4.06m (12'5" x 13'4")

Fireplace recess with timber display shelf above housing multi-fuel log burner, ceiling beam, radiator, window to rear, door to Rear Hall.

Rear Hall

Stairs leading to first floor, internal door to Sitting Room, double-glazed external door to rear garden.

Kitchen 3.76m x 3.48m (12'4" x 11'5")

Tastefully appointed in shaker style and featuring excellent range of bespoke units incorporating composite work surfaces with upstand, inset twin-bowl Belfast sink with Quooker boiling water tap, base cupboards and drawers with cup handles, integrated AEG dishwasher, corner pantry cupboard with double doors, American-style Samsung fridge-freezer set in purpose-built recess flanked by a tall cupboard and walk-in storage cupboard with double doors, matching central island with wooden top and further storage beneath.

Included in the sale is gas-fired Smeg-6 range-style cooker with splashback and Smeg extractor above.

Original wood flooring, exposed ceiling beam, spotlights, door to Rear Lobby, window to rear.

Rear Lobby

Original quarry tiled flooring, wood panelling to dado height, connecting door to Office, door to Utility.

Utility 2.82m max x 2.34m max (9'3" max x 7'8" max)

Range of fitted shaker-style units to match kitchen, extra large inset sink with mixer tap, undercounter space and plumbing for washing machine.

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Original quarry tiled flooring, spotlights, internal door to WC, window and new stable door with glazed inset to rear garden.

WC

White suite comprising low-level WC and hand basin with mixer tap set in vanity unit with composite top and storage beneath, towel radiator, wood panelling to dado height, fitted eye-level cupboards with cup handles (to match kitchen and utility), ornate tiled flooring, high-level window to side.

FIRST FLOOR

Landing with Study Area

Radiator, spotlights, loft access hatch, window to front.

Bedroom One 3.89m max x 3.68m to bay (12'9" max x 12'1" to bay)

Radiator, bay window to rear.

En-suite Shower Room

Contemporary white suite comprising low-level WC and pedestal hand basin, brand-new, walk-in shower with twin showerheads, chrome heated towel rail, spotlights, shaver point, window to rear.

Bedroom Two 3.63m x 2.51m (11'11" x 8'3")

Radiator, window to front.

Bedroom Three 3.99m x 2.57m (13'1" x 8'5")

Radiator, window to front.

Bathroom

The large, beautifully appointed bathroom is featuring vanity unit with Jack-and-Jill hand basins, two mixer taps and storage beneath, low-level WC, freestanding, roll-top, claw-foot bath with floor-standing bath shower mixer, separate shower cubicle with dual showerheads and tiled surround, towel radiator, ornate tiled flooring, wall-light point, spotlights, USB points, shaver point, extractor fan and bay window to rear.

OUTSIDE

The property is accessed via double electric gates to the side which lead to the Outbuilding, secure off-road parking area, detached Garage and fully enclosed, good-size gardens.

Gardens

The fully enclosed gardens lie to the side and rear of the house and have been arranged to include a concrete parking area for several vehicles to the side of the house, a versatile Outbuilding, a large paved barbecue/seating area with adjoining pond, a generously-sized, raised timber deck immediately to the rear of the house, a good-size lawn with inset mature tree and detached Garage.

Detached Double Garage 5.66m x 4.67m (18'7" x 15'4")

Timber construction with light and power, traditional wood double doors, window and personnel door to side.

Outbuilding

Brick-built, multi-use construction (e.g. studio, hobby room or storage) with power connected housing:

Room (One) 3.45m x 3.43m (11'4" x 11'3")

External door.

Room (Two) 3.45m x 3.23m (11'4" x 10'7")

External door.

Room (Three) 3.45m x 1.50m (11'4" x 4'11")

External door.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

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WOOLSTHORPE BY COLSTERWORTH

Woolsthorpe by Colsterworth is an attractive hamlet in the South Kesteven district of Lincolnshire, England best known as the birthplace of Sir Isaac Newton.

Woolsthorpe by Colsterworth lies in picturesque rural surroundings and is equidistant between Stamford and Grantham, and also nearby to Oakham and Melton Mowbray, where excellent town amenities and schooling can be found to include main line station to London King's Cross from Grantham. The well-served village of Colsterworth is about 2 miles distant offering doctor's surgery, Co-op store, public house and primary school. Peterborough, Leicester and Nottingham are all within a 30 mile drive.

COUNCIL TAX

Band D
South Kesteven District Council, Telephone 01476 406080.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of

each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

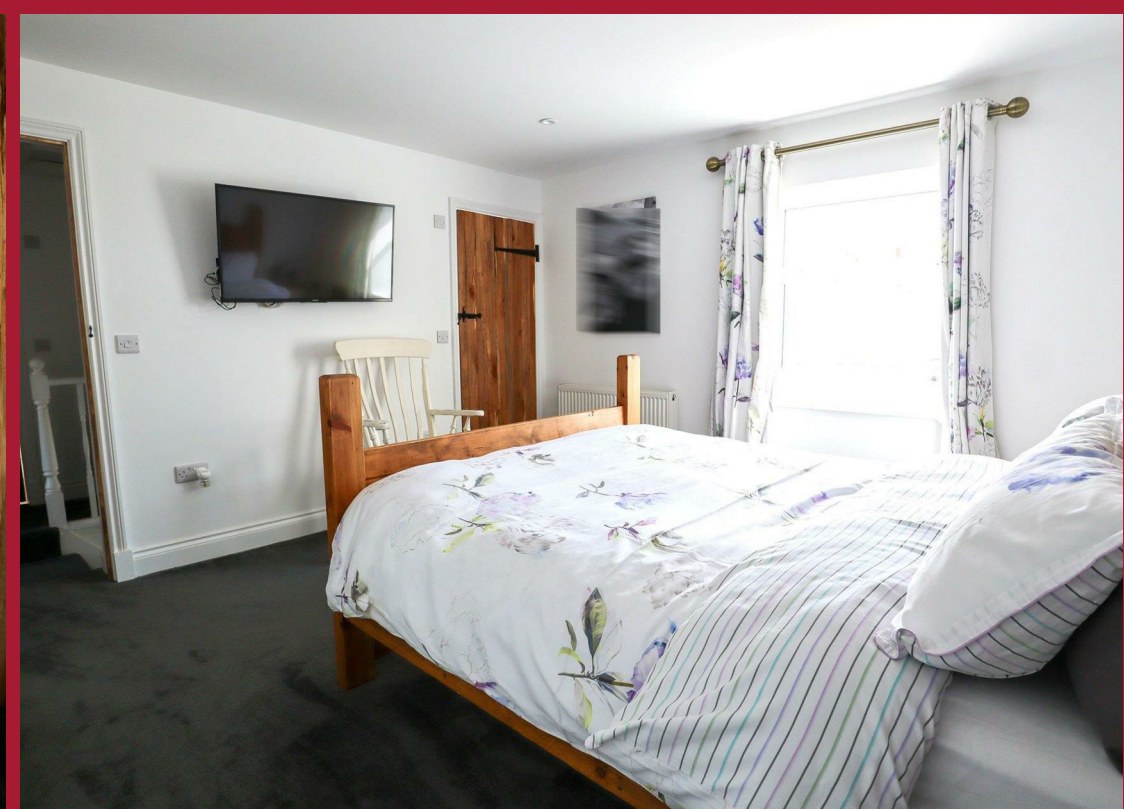
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





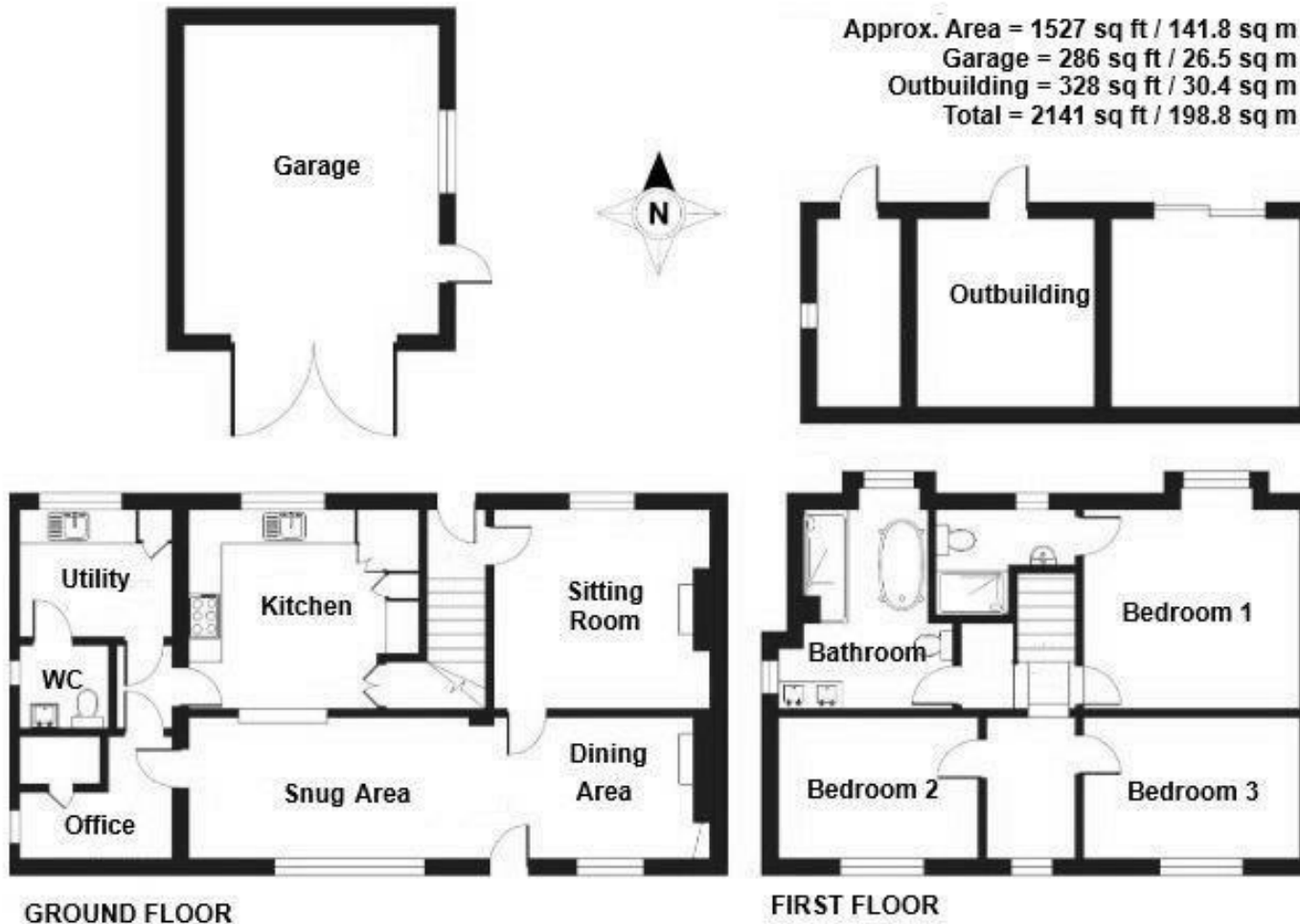












Not to scale - for identification purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 