



**Stamford Road, Colsterworth**  
Grantham, Lincolnshire, NG33 5JD

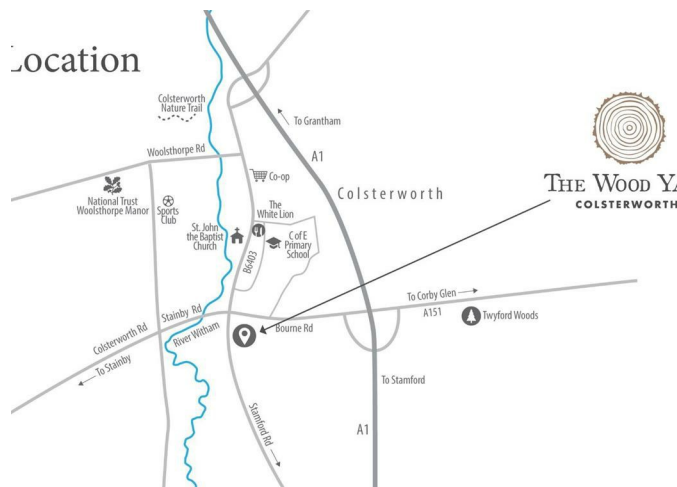
**NEWTON**FALLOWELL 

# Stamford Road, Colsterworth Grantham, Lincolnshire, NG33 5JD £750,00 Freehold

**\*\* PICK YOUR OWN KITCHEN ON THIS PLOT - EST. COMPLETION SPRING 2022 - PRIVATE DEVELOPMENT OF FIVE HOUSES! \*\*** The Walnuts is a delightful detached family home boasting five spacious double bedrooms and set within a private development of just five prestigious houses. Built in a honey coloured stone by award winning local developer Hereward Homes, The Walnuts offers 3132 SqFt of accommodation including three separate and spacious reception rooms, a fully fitted bespoke kitchen, five excellent double bedrooms and two en-suite shower rooms. The high quality finish comes as standard with Hereward Homes and includes Oak cottage style doors throughout, zone controlled underfloor heating throughout the ground floor, Roca bathroom furniture and an eye catching wood burning stove set within a stone surround and hearth. Externally the property boasts a tremendous SOUTH facing garden along with a block paved driveway providing off road parking for several vehicles.

The Wood Yard is a distinctive development of five stone built houses offering a choice of four and five bedroom homes, each sensitively designed to incorporate local building materials to blend in with their surroundings. Honey coloured stone and lintels, rustic style pantiles and classic style windows create a traditional external appearance, whilst the contemporary interior specification incorporates numerous luxury features throughout. The Wood Yard is perfectly located to enjoy rural living whilst being well connected in all senses.

Colsterworth lies in the gently rolling Lincolnshire landscape and is the perfect location to enjoy traditional village life whilst being within easy reach of each of the historic market towns of Grantham, Stamford, Oakham and Melton Mowbray. Colsterworth offers a wealth of local amenities including the Co-Op store with in-house bakery, mobile post office, sports club and medical practice. The village also boasts a primary school within the heart of the village.



### Entrance Hall

### Living Room

23'0 x 17'6 (7.01m x 5.33m)

### Dining Room

17'9 x 12'10 (5.41m x 3.91m)

### Study

9'2 x 7'11 (2.79m x 2.41m)

### Kitchen Area

17'9 x 14'10 (5.41m x 4.52m)

### Family Area

12'0 x 9'11 (3.66m x 3.02m)

### Utility Room

7'11 x 5'6 (2.41m x 1.68m)

### Downstairs WC

### First Floor Landing

### Bedroom One

20'3 x 17'9 (6.17m x 5.41m)

### Bedroom One - En-Suite

12'3 x 8'2 (3.73m x 2.49m)

### Bedroom One - Dressing Room

8'9 x 6'7 (2.67m x 2.01m)

### Bedroom Two

19'9 x 17'9 (6.02m x 5.41m)

### Bedroom Two - En-Suite

10'10 x 5'3 (3.30m x 1.60m)

### Bedroom Two - Dressing Room

12'3 x 6'7 (3.73m x 2.01m)

### Bedroom Three

16'11 x 13'6 (5.16m x 4.11m)

### Bedroom Four

15'8 x 10'0 (4.78m x 3.05m)

### Bedroom Five

16'11 x 9'2 (5.16m x 2.79m)

### Family Bathroom

12'3 x 8'3 (3.73m x 2.51m)

### Outside

Positioned on a private plot with a spacious East facing rear garden, the block paved driveway provides off road parking for several vehicles and leads to the attached double garage. The front garden will be seeded or turfed prior to completion.

### Double Garage



## We create much loved homes

Whether it's the lovely outdoor spaces or internal creature comforts, our architects and design team ensure that all our homes offer the best in contemporary living. Hereward Homes specifies the highest quality of materials to ensure all properties are energy efficient and require the minimum level of maintenance. Each property benefits from a comprehensive 10 year guarantee for total peace of mind.

### INTERIOR

#### Doors

Dark carriage style doors with chrome lever door handles.

#### Finishing touches

All rooms include finished skirtings and architraves in soft white paint finish.  
Smooth plaster finish to ceilings.

#### Kitchens

Spacious fitted kitchens with granite worktops and 100mm upstand, including flange cooker, extractor hood, dishwasher, fridge and freezer.  
Utility rooms have space for washing machines and tumble dryer with post formed trap and 100mm main trap upstand.  
C/D floor fits to kitchen and utility rooms.

#### Bathrooms

Stylish white floor vanity units and matching bathware with chrome fittings.  
Coram shower screens with Mira showers.  
All bathrooms are finished to have 'C/D' vanities' tiles to walls and floors. Fully tiled to showers and half tiled on other walls with sanitaryware splash back to cloakrooms.

#### Heating

Gas boiler heating system with underfloor heating to the ground floor and radiators fitted with individual thermostatic valves to first floor.  
Stone surround and hearth to living room with wood burner.

#### Electrical & Lighting

External back carriage lights.  
Lighting and power to garage.  
Telephone and TV points to lounge, family room and all bedrooms.  
Wall lights to lounge.

#### Security

Anti-intruder alarm fitted with motion detectors.

#### Warranty

Each property will benefit from a ten year warranty issued on completion.

### EXTERIOR

#### Construction

All homes are of natural stone construction with cast stone inlets and cills. Distinctive Sandsoft Neo clay painted roofs.

#### Windows

Gardenia colour UPVC purpose made windows.

#### Front doors

Cottage style front door with chrome homogeneity.

#### Garage doors

Properties have 40P honey oak electrically remote operated timber effect garage doors.

#### Paths & driveways

Block paved access road and driveways.  
Footpaths & patio areas to be natural stone paving.

#### Landscaping

Front gardens are turfed or seeded.  
All gardens enclosed by post and rail or close boarded fencing.  
Each house has an outside tap.



Choice of kitchen and wall-floor tiles is dependent upon stage of construction. Please note Hereward Homes policy is one of continuous development and improvement and we reserve the right to change the specifications of properties without notice. The information within this brochure is carefully prepared but is not intended to constitute representation of any warranty or contract.

Dimensions are scaled from architects drawings and although they are as accurate as practicable they may vary depending upon internal finishes.

Images show proposed developments.

**AGENTS NOTE – DRAFT PARTICULARS:**

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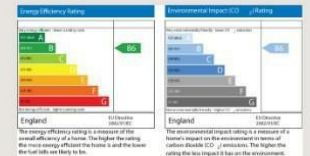
Map data ©2021



Ground Floor	Metric	Imperial
Lounge	7.02m x 5.35m	23'0" x 17'6" max inc bay
Family Room Area	3.65m x 3.03m	12'0" x 9'11"
Dining	5.42m x 3.90m	17'9" x 12'10"
Kitchen	5.42m x 4.53m	17'9" x 14'10" max
Utility	2.41m x 1.68m	7'11" x 5'6"
Study	2.81m x 2.41m	9'2" x 7'11"



First Floor	Metric	Imperial
Master Bedroom	6.18m x 5.42m	20'3" x 17'9" max
Master Ensuite	3.73m x 2.50m	12'3" x 8'2"
Master Dressing room	2.68m x 2.00m	8'9" x 6'7"
Bedroom 2	6.03m x 5.42m	19'9" x 17'9" max
Bed 2 Ensuite	3.03m x 1.61m	10'10" x 5'3" max
Bed 2 Dressing room	2.50m x 2.00m	12'3" x 6'7"
Bedroom 3	5.15m x 4.11m	16'11" x 13'6" inc wardrobe
Bedroom 4	4.79m x 3.06m	15'8" x 10'0" max inc wardrobe
Bedroom 5	5.15m x 2.80m	16'11" x 9'2" max inc wardrobe
Bathroom	3.74m x 2.52m	12'3" x 8'3" max



Please note that floorplans for each plot are not to the same scale.



**NEWTON  
FALLOWELL**

t: 01572 335005

e: oakham@newtonfallowell.co.uk

www.newtonfallowell.co.uk

