



Fernleigh, Lincoln Road, Frieston, Grantham NG32 3DB

welcome to

Fernleigh, Lincoln Road, Frieston, Grantham

A substantial detached family home set within approximately four acres of private grounds. Offering exceptional versatility, the property features five reception rooms, five bedrooms and annexe, call us on 01476 566363 to arrange a viewing.

Plot size is approx. 4.9 acres Subject to Measured Survey.



Entrance Porch

Entrance porch with tiling to the floor, a window to the front aspect and door leading into the entrance hall.

Entrance Hallway

Having carpet, understairs cupboard, staircase to the first floor landing and access into the study, lounge and kitchen.

Lounge

21' Widest Point x 21' 6" Widest Point (6.40m Widest Point x 6.55m Widest Point)

With a large log burner in an open fireplace and tiled hearth, carpet, radiator, coving to the ceiling, dividing wall and archway between a further reception, seating area. Bright and airy room having two radiators, coving to the ceiling, wall lights, carpet and patio door leading out to the garden.

Dining Room

20' x 13' 10" (6.10m x 4.22m)

With a window to the side aspect, carpet, coving to the ceiling, two radiators and patio doors leading into the conservatory.

Conservatory

12' 6" x 11' 2" (3.81m x 3.40m)

Beautiful conservatory built with a dwarf brick wall, and glazed panels to three sides, tiled flooring and French doors leading out to the garden.

Breakfast Kitchen

15' 10" x 12' 10" (4.83m x 3.91m)

Lovely cottage style kitchen with modern curved units having a range of units to both the floor and eye level with worktops over, inset sink, drainer with mixer tap. Integrated electric oven, hob with extractor hood above. Spotlights to the ceiling, tiled flooring, and two radiators. Side door leading out to the garden.

Utility Room

10' 5" x 7' 11" (3.17m x 2.41m)

With a window to the side aspect, some base units, stainless steel sink with drainer, space and plumbing for a washing machine, tiled flooring, sliding door leading into the downstairs cloakroom and door leading out to the garden.

Cloakroom

Comprising of a wash hand basin, low level WC and boiler.

Study

11' 3" x 9' 2" (3.43m x 2.79m)

With a bay window to the front aspect, carpet, coving to the ceiling and a radiator.

Downstairs Shower Room

With a window to the rear aspect and comprising of a shower enclosure, wash hand basin, low level WC, radiator and tiling to both the walls and floor.

Rear Hallway

With tiled flooring, a window to the rear aspect, wall and base units for storage, space for appliances, radiator, access into the downstairs shower room and staircase leading up to the annexe room.

Annexe

20' x 20' (6.10m x 6.10m)

Space over the garage with windows to both the front and rear aspects, three radiators and carpet, Great versatile room, which could be used as an extra office space, playroom or bedroom.

Bedroom One

19' 6" x 9' 10" (5.94m x 3.00m)

Dual aspect double room with window to the rear and side aspects, built-in wardrobes, carpet and access into the en-suite.

En-Suite Shower Room

With a window to the side aspect, corner shower cubicle, vanity sink unit and low level WC combination, tiling to both the walls and floor, heated towel rail, and spotlights to the ceiling.

Bedroom Two

19' 6" x 9' 10" (5.94m x 3.00m)

Another dual aspect room with windows to the rear and side aspects, carpet, coving to the ceiling, radiator and access into the en-suite.

En-Suite To Bedroom Two

Comprising of a corner shower cubicle, vanity sink unit, low level WC, tiling to both the walls and floor, heated towel rail and spotlights to the ceiling.

Bedroom Three

12' x 9' 10" (3.66m x 3.00m)

Another dual aspect double room with windows to the front and side aspects, carpet, unit with a wash hand basin, and a radiator.

Bedroom Four

10' x 9' 11" (3.05m x 3.02m)

With a window to the rear aspect, carpet and a radiator.

Bedroom Five

9' 10" x 7' 10" (3.00m x 2.39m)

With a window to the rear aspect, carpet, sloped ceiling and fitted storage.

Family Bathroom

12' x 5' 3" (3.66m x 1.60m)

With a window to the side aspect and comprising of a bath with shower over, vanity sink unit with low level WC incorporated, tiling to both the walls and floor, heated towel rail, extractor fan and spotlights to the ceiling.

Loft Space / Bedroom Six

Loft space accessed by a set of steps from the landing this versatile room can be used as an extra bedroom, playroom or just for storage. Carpet and sloping ceilings (restricted head height).

General Description Outside

Electric gates access the front of the property with spacious driveway and off-road parking. Mainly laid to lawn and borders with an assortment of shrubs and trees.

Block paved patio area to the side of the property which is perfect for outside dining and entertaining.

Over 4 acres of grounds to the property feature lawn, paddock and woodland areas.

Double Garage - with two up and over doors, power and lighting.

Agents Note Overage Disclaimer

The land will be sold subject to an overage of 20% for future development. This will apply to any residential development or commercial development. The grant of planning permission or a conservation covenant agreement/planning agreement will be a trigger event for overage.

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."



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welcome to

Fernleigh Lincoln Road, Frieston Grantham

- Detached Family Residence
- Approximately 4 Acres of Private Grounds
- Five Reception Rooms
- Five Bedrooms and Annexe
- Village Location

Tenure: Freehold EPC Rating: E
Council Tax Band: G



Total floor area 329.5 m² (3,547 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

william
h brown

£825,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114404 - 0003

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