



**Church Walk Cottage, Church Lane, Bridge Street, Marston  
Grantham NG32 2HL**

**welcome to**

**Church Walk Cottage, Church Lane, Bridge Street, Marston, Grantham**

\*GUIDE PRICE £300,000 - £325,000\* - Character property in a village location. Dual aspect lounge with log burner and separate dining room, downstairs bathroom and three double bedrooms. Benefitting from a driveway and large garden to the rear. Viewing is Highly Recommended.



### **Entrance/Utility**

10' 6" x 5' 3" ( 3.20m x 1.60m )

Entrance porch with wood effect flooring window to the front and a door leading to the garden.

### **Lounge**

16' x 13' 2" Widest Point ( 4.88m x 4.01m Widest Point )

Lovely dual aspect room with a solid pine wood door, windows to both the front and rear aspects, beautiful stone fireplace with log burner, two radiators and Karndean flooring.

### **Dining Room**

11' 2" min x 10' 7" ( 3.40m min x 3.23m )

With a window to the rear aspect, storage cupboard with a solid pine 4 panel door, original wood beams, radiator, Karndean flooring, arch leading into the kitchen and solid pine door leading up to the first floor landing.

### **Kitchen**

8' 1" x 10' 3" ( 2.46m x 3.12m )

With a window to the side aspect and having a range of units with worktops over, stainless steel sink and drainer. Oven, space for appliances, tiling to the walls, Karndean flooring and a radiator.

### **Family Bathroom Downstairs**

10' 1" x 7' 11" ( 3.07m x 2.41m )

Dual aspect room with windows to both the side and rear aspects comprising of a bath, shower cubicle, vanity sink unit, low level WC and a radiator.

### **First Floor Landing**

Landing with carpet and window to the side aspect.

### **Bedroom One**

13' 4" x 8' 9" ( 4.06m x 2.67m )

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

### **Bedroom Two**

13' 2" x 8' ( 4.01m x 2.44m )

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

### **Bedroom Three**

11' 6" x 11' Widest Point ( 3.51m x 3.35m Widest Point )

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

### **General Description Outside**

Large garden to the rear of the property with a gate leading to the road and driveway. Mainly laid to lawn having a patio area, perfect for outside dining and entertaining, hedging and fencing around. Original brick outbuildings and feature garden well.



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## Church Walk Cottage Church Lane, Bridge Street, Marston Grantham

- Semi-Detached Character Cottage
- Two Reception Rooms
- Log Burner
- Three Bedrooms
- Driveway and Gardens

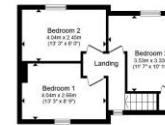
Tenure: Freehold EPC Rating: E  
Council Tax Band: C

guide price

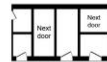
**£300,000 - £325,000**



Ground Floor



First Floor



Outbuilding

Total floor area 103.5 m<sup>2</sup> (1,114 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114049 - 0007

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