



The Spinney, South Heath Lane, Fulbeck, Grantham NG32 3HU

welcome to

The Spinney, South Heath Lane, Fulbeck, Grantham

A spacious five-bedroom detached home in the desirable village of Fulbeck, offering versatile living space, beautiful gardens, a double garage and gated driveway. Ideally located for excellent village amenities, well-regarded schools and direct rail links to London from Grantham.



Lounge

15' 1" Min x 14' 6" Widest Point (4.60m Min x 4.42m Widest Point)
Log burner

Study

10' 1" Widest Point x 13' 9" Widest Point (3.07m Widest Point x 4.19m Widest Point)

Dining Room

14' 8" x 10' 1" (4.47m x 3.07m)

Conservatory

9' 2" Widest Point x 8' 7" Widest Point (2.79m Widest Point x 2.62m Widest Point)
Insulated roof

Breakfast Kitchen

17' 9" x 12' 3" Widest Point (5.41m x 3.73m Widest Point)
Rangemaster double oven (negotiable)

Utility

11' 3" x 4' 9" (3.43m x 1.45m)

Principal Bedroom

18' 4" Into Door Recess x 13' 6" To Wardrobes (5.59m Into Door Recess x 4.11m To Wardrobes)

En-Suite Shower Room

Bedroom Four

15' 3" x 10' 5" Widest Point (4.65m x 3.17m Widest Point)

Bedroom Five

15' 3" Widest Point x 9' 4" (4.65m Widest Point x 2.84m)

Family Bathroom

8' 6" x 5' 5" (2.59m x 1.65m)

Bedroom Two (first Floor)

20' 4" Widest Point x 14' 4" (6.20m Widest Point x 4.37m)
With a handy walk-in wardrobe (7'.3 x 7'.3)

Bedroom Three (first Floor)

15' 6" Widest Point x 14' 5" (4.72m Widest Point x 4.39m)
With added storage

Family Shower Room

11' 1" x 6' 11" (3.38m x 2.11m)

General Description Outside

Electric gates to the front of the property with an approximate 6 car block paved driveway, featuring an abundance of mature planting and a double garage. Decking to the side providing ample dining or entertaining space and a pond.
A swim spa to the side of the property which is not included in the sale. (negotiable)

Solar panels to the front of the property which are owned.

Further Notes:

Location - Fulbeck accommodates some of the most prominent private homes for miles around. The smaller character cottages are attractive and highly sought after. The village benefits from a beautifully maintained cricket green and playing fields. A children's play ground and recreational areas are located at the edge of a football pitch.

The Tack Room offers a fine range of drinks and refreshments. Fulbeck village is possibly known best for one of the most popular Pubs in the area. The Hare & Hounds not only has a good selection of local brews, but the food is also to a very high standard. Nearby, The Brownlow Arms in Hough-on-the-Hill provides another level of fine dining in an equally attractive village.

Syston Park Farm, 10 mins south of Fulbeck, offers superb fresh produce both in the shop itself, and outside for visitors to pick their own. A smaller farm shop is also located in Leadenham, 2 miles north of Fulbeck, together with a polo club.

Fulbeck is ideally situated close to Grantham, providing superb travel to London Kings Cross in 1 hour. Newark is also conveniently located just 10 miles west of Fulbeck with additional main line links. Schools - A number of highly regarded schools are located in close proximity to Fulbeck, including Lincoln Minster, The Priory and Carre's Grammar in Sleaford. The Kings' School and Kesteven & Grantham Girls' School are both situated in near-by Grantham, as well as Grantham Preparatory International School.

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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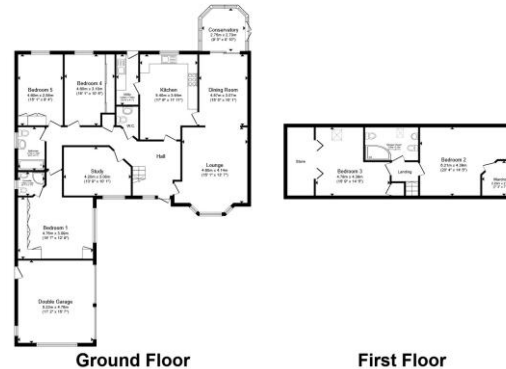
welcome to

The Spinney South Heath Lane, Fulbeck Grantham

- Private Detached Residence in Sought After Fulbeck
- Conservatory Overlooking the Gardens
- Five Generous Bedrooms
- Air Conditioning to the First Floor Bedrooms
- Gated Driveway and Double Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E



Total floor area 241.3 m² (2,597 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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guide price

£590,000 - £625,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113594 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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