



3 Allington Road, Sedgebrook,  
Lincolnshire, NG32 2EL

Guide Price £525,000

Tel: 01949 836678

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Surveyors, Estate Agents, Valuers, Auctioneers

A fantastic opportunity to purchase a truly individual detached period cottage which offers an attached single storey annexe which combined offers approximately 2400 sq ft of accommodation.

The main house offers a good deal of character with many rooms offering exposed beams, attractive stripped pine doors, deep skirtings and live fireplaces. The main accommodation extends to around 1800 sq ft and offers two main reception rooms as well as an open plan L-shaped dining kitchen with attractive multi-fuel range, with the second reception laid out as a home office with a generous range of integrated furniture and a good level of storage. In addition there is a useful ground floor cloakroom. To the first floor are four double bedrooms, generous family bathroom and separate shower room.

Attached to the main dwelling is a single storey annexe building which could be utilised for a variety of purposes, ideal for those with extended families or teenagers and provides a further 580 sq ft of living space with two receptions, kitchen, shower room, and double bedroom. Alternatively this would make an excellent home office suite adding to the versatility of this unique home.

The property occupies a deceptive plot which lies in the region of 0.23 acres with the gardens lying to the south side making use of the sun all day. An initial driveway leads to an electric field gate giving access onto a further substantial drive providing more than ample off road parking, with detached garage. The main gardens are laid to lawn and well stocked with established trees and shrubs, vegetable garden and orchard, which combined creates a wonderful outdoor space perfect for families,

Overall the only way to truly appreciate this interesting individual home is by internal inspection.

Sedgebrook lies on the edge of the Vale of Belvoir with facilities available in the adjacent villages of Allington and Bottesford including schooling, doctors surgeries and local shops. The nearby market towns of Grantham and Bingham offer further facilities including the Kings Grammar school for boys and Kesteven Grammar School

for girls at Grantham. Grantham also has a railway station with a high speed trains to Kings Cross in just over an hour. Sedgebrook is ideally located for commuting close to the A52 and A1 with links to the A46 and M1.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

#### **STORM PORCH**

5'3 x 4'9 (1.60m x 1.45m)

A useful space providing cloaks hanging, pitched ceiling, quarry tiled floor, double glazed window to the side and door leading through into:

#### **ENTRANCE HALL**

5'8 x 5'5 into stairwell (1.73m x 1.65m into stairwell)

Having attractive spindle balustrade turning staircase rising to the first floor, exposed beams to the ceiling, tiled floor, double glazed window to the side and door to:

#### **CLOAKROOM**

6'0 x 4'9 (1.83m x 1.45m)

Combining both a utility and cloaks space, having plumbing for washing machine with cloaks hanging above and two piece suite comprising close coupled wc, wall mounted wash basin with chrome mixer tap, tiled splashbacks, tiled floor, exposed beams to the ceiling, double glazed window to the side.

#### **L-SHAPED KITCHEN**

18'11 max x 15'10 max (5.77m max x 4.83m max)



A generous open plan L-shaped kitchen fitted with a range of wall, base and drawer units, glazed display cabinets, granite work surfaces, inset ceramic bowl sink and drainer unit with boiling water tap, tiled splashbacks. Integrated appliances including Smeg double oven, electric ceramic hob with stainless steel chimney hood, plumbing for dishwasher and space for free standing fridge freezer, pull-out recycling drawer, attractive heavily beamed ceiling.



The initial part of the kitchen also offers an attractive multi-fuel Wamsler range set in the chimney breast with tiled

back and timber mantle over, providing an attractive feature as well as the hot water. A further open doorway leads through into:

### SITTING ROOM

21'7 x 14'11 (6.58m x 4.55m)



A particularly well proportioned light and airy reception benefitting from double glazed windows to three elevations including French doors leading out into the south facing rear garden. Having attractive engineered oak flooring, deep skirting, inset downlighters to the ceiling, central heating radiator and a pair of doors leading through into:

### DINING ROOM

18'11 x 16'0 max (5.77m x 4.88m max)



A versatile reception which is currently utilised as a home office but would make excellent formal dining or additional sitting room. Fitted with a range of work units providing a generous level of storage, continuation of oak effect flooring, exposed beams to the ceiling, chimney breast with flagstone hearth and inset solid fuel multi-stove with alcove dresser unit to the side and door to:

### WALK-IN STORAGE CUPBOARD

9'9 x 3'3 (2.97m x 0.99m)

Having exposed beams, power and light.

FROM THE ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE:

### FIRST FLOOR LANDING

Having double glazed window to the side, inset downlighters to the ceiling and door to:

### LANDING AREA

18'2 x 3'0 (5.54m x 0.91m)

Having inset downlighters to the ceiling and further doors:

### BEDROOM

16'1 x 7'9 (4.90m x 2.36m)



A double bedroom having aspect to the front, fitted dressing table, overhead storage cupboard, built-in wardrobes, oak effect flooring, deep skirting, access to loft space above, central heating radiator, double glazed window.

### BEDROOM

15'2 max x 10'7 max (4.62m max x 3.23m max)



An L-shaped double bedroom, having a range of built-in storage cupboards and wardrobe, central heating radiator, inset downlighters to the ceiling, oak effect flooring, double glazed windows to the side and rear.

## BATHROOM

11'2 x 8'0 (3.40m x 2.44m)



Fitted with a modern suite comprising spa bath with chrome taps, separate quadrant shower enclosure with sliding double doors, wall mounted chrome mixer tap and independent handset and rose over, low flush wc with concealed cistern, vanity unit with inset wash basin and chrome mixer tap, central heating radiator, fully tiled walls, double glazed window.

## AIRING CUPBOARD

4'11 x 7'11 (1.50m x 2.41m)

A generous walk-in cupboard space having slatted shelving,, Heat store 350L heated by solar, gas, solid fuel or electric immersion, gas central heating boiler, ceiling light point and extractor.

From the main landing a further door leads through to:

## INNER LANDING

Having built-in storage cupboard, oak effect flooring and doors to:

## BEDROOM

11'6 x 14'10 (3.51m x 4.52m)



A generous double bedroom with dual aspect, fitted furniture with full height wardrobes and drawer units, oak effect flooring, double glazed window to the south overlooking the garden, double glazed single French door with Juliet balcony.

## SHOWER ROOM

7'4 x 7'8 (2.24m x 2.34m)



Having a modern suite comprising double length shower enclosure with sliding screen, chrome wall mounted shower mixer with independent handset and rose over,

vanity unit having wc with concealed cistern, inset wash basin with chrome swan neck mixer tap, fully tiled walls, chrome towel radiator, part-pitched ceiling with inset downlighters, double glazed window to the rear.

## BEDROOM

11'7 x 10'10 (3.53m x 3.30m)



A further double bedroom with dual aspect having double glazed windows to the side and rear elevations, oak effect flooring, central heating radiator.

## EXTERIOR



The property occupies a deceptive plot close to the heart of the village, with access onto an initial gravel driveway

which leads to an electric field gate which in turn leads onto a further driveway at the rear providing a considerable level of off road parking and then onto a brick and pantiled pitched roof detached garage.

### **GARAGE**

18'9 x 13'4 (5.72m x 4.06m)



Having roller shutter door, power and light, courtesy door and window to the side.

### **GARDENS**



A further pair of timber field gates give access onto a substantial pebbled seating or parking area and in turn a paved terrace and the main formal garden which is mainly

laid to lawn and well stocked with established trees and shrubs, including a useful timber storage shed.

There is a further decked terrace with covered pond and to the foot of the garden concealed behind established hedging is a productive vegetable garden with additional storage sheds and a small orchard area with log store and composting bays, timber storage shed and useful potting shed.



### **ANNEXE AREA**

Located to the side of the main house and accessed via a UPVC entrance door.

### **KITCHEN**

11'7 x 6'7 (3.53m x 2.01m)



Appointed with a range of modern oak fronted wall, base and drawer units, three quarter height larder unit with alcove designed for free standing fridge freezer, two runs of granite effect laminate work surfaces, inset ceramic sink and drainer unit with articulated mixer tap, tiled splashbacks, Hotpoint four ring ceramic hob, single oven, dishwasher, plumbing for washing machine, tiled floor, access to loft space above, double glazed window.

### SITTING ROOM

14'1 x 12'5 (4.29m x 3.78m)



A well proportioned reception the focal point of which is a feature fireplace with tiled surround, mantle and hearth, coved ceiling, electric storage heater, double glazed windows to two elevations and door to:

### BEDROOM

13'0 x 12'2 (3.96m x 3.71m)



A well proportioned double bedroom, having two runs of fitted wardrobes, exposed beams to the ceiling, electric heater, double glazed window.

From the kitchen a door leads into:

### SHOWER ROOM

13'2 x 6'8 (4.01m x 2.03m)



Having shower enclosure with chrome mixer tap and independent shower handset over, close coupled wc, pedestal wash hand basin with chrome mixer tap, tiled splashbacks and floor, electric towel radiator, double glazed window, access to loft space above and door into:

### GARDEN ROOM

10'2 x 7'2 (3.10m x 2.18m)



A versatile space ideal as an additional reception, home office or potentially a further bedroom, having built-in storage cupboard, tiled floor, access to loft space above, double glazed French doors.

### ADDITIONAL INFORMATION

Please note that the property has photovoltaic panels fitted to the south side of the main house - 2.5 kw and provides additional electricity particularly in the summer months and additional income. Further details can be provided on request.



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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