



**5 The Stackyard, Croxton Kerrial, Grantham,  
NG32 1QS  
£190,000**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

## 5 The Stackyard Croxton Kerrial Grantham NG32 1QS

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Welcome to The Stackyard in the charming village of Croxton Kerrial, This delightful mid-terrace house, built in 2006 and offers a perfect blend of modern living and village charm.

The property offers a peaceful retreat from the hustle and bustle of city life. With its convenient location, you can enjoy the tranquility of village living while still being within easy reach of amenities.





## DESCRIPTION

Nestled in the tranquil and charming village of Croxton Kerrial, this beautifully presented property, built in 2006, exemplifies modern living within a rural setting. Designed in the "The Saxby" style by the developers, it offers a harmonious blend of contemporary comfort and village charm. As you approach the home, the subtle exterior hints at the thoughtfulness that lies within, where each aspect of the property has been designed to enhance both functionality and aesthetic appeal.

Upon entering the property, you are greeted by a warm and inviting atmosphere, with the spacious living room serving as the heart of the home. This room is a light-filled haven, with ample windows allowing natural light to flood the space, creating a serene and airy environment. The room's generous proportions offer a versatile layout, providing space for both relaxation and entertaining. A particularly clever feature of the living room is the discreet storage area located beneath the staircase—ideal for keeping everyday items neatly tucked away, preserving the room's sleek and uncluttered feel.

The flow of the home continues seamlessly into the kitchen and dining area. This open-plan space has been carefully crafted to cater to modern lifestyles, offering a functional yet stylish environment for both cooking and dining. The kitchen is fully fitted with contemporary fixtures, ample storage, and generous counter space, making it perfect for those who love to cook or entertain guests.

The spacious dining area, able to accommodate a large dining table, is the perfect setting for family meals or casual dinners with friends. The room's layout enhances the sense of connection between the home's interior and the outside space, with the garden just a step away, perfect for alfresco dining on warmer days.

Adjacent to the kitchen is the highly practical utility room, a fantastic addition to the home's overall design. This room provides additional storage and workspace, making household chores easier to manage while keeping the main living areas free from clutter. The utility room also includes a convenient WC, offering added practicality for both family members and visitors alike.

Heading upstairs, the property continues to impress with its thoughtful layout and exceptional finish. There are two generously sized double bedrooms, each offering a peaceful retreat from the rest of the home. The master bedroom is a spacious haven, providing room for a large bed and additional furniture, with ample natural light streaming in through well-placed windows. The second bedroom is equally well-proportioned, making it an ideal guest room, home office, or child's bedroom, offering flexibility for various lifestyle needs. Both bedrooms are designed to ensure comfort and tranquillity, making them perfect spaces to unwind at the end of the day.

The family bathroom is finished to a high standard, offering a clean and modern space. Its sleek design includes a bathtub with shower overhead, a stylish sink, and ample storage for all bathroom essentials. This room has been designed with relaxation in mind, offering a spa-like experience in the comfort of your own home.



Outside, the property offers a continuation of the care seen inside. The garden is beautifully maintained, providing a peaceful outdoor space to enjoy throughout the year. Whether you are looking to create a garden oasis or simply a low-maintenance space for outdoor dining or lounging, this garden offers exciting potential to suit your needs.

To the rear of the property, you will find two allocated parking spaces, a highly convenient feature ensuring that parking is never a concern, offering security and ease for homeowners.

Throughout, the property is presented to an exceptional standard, with high-quality finishes and meticulous attention to detail in every room. From its spacious living areas to the well-maintained outdoor space, this home represents a perfect blend of style, comfort, and practicality. Its location in the desirable village of Croxton Kerrial only adds to its appeal, offering a peaceful rural lifestyle while remaining within easy reach of nearby towns and amenities.

This is a property that will attract those seeking a move-in ready home, where every aspect has been designed to enhance daily living. Its combination of modern design, thoughtful layout, and exceptional condition makes it a rare find in today's market. Ideal for first-time buyers, young families, or those looking to downsize without compromising on space or style, this home is an opportunity not to be missed.

#### **AGENTS NOTE**

The house has undergone notable improvements, namely:

- All windows have been refitted with double glazed units, designed with the original features and opening styles, installed by GLR Installations (Melton Mowbray) Ltd, with FENSA Certificate, available upon request.
- Both front and back doors have been refitted with Distinction Doors GRP composites and Yale Platinum 3 Star locks, installed by GLR Installations (Melton Mowbray) Ltd, with FENSA Certificate, available upon request.
- The dining and living rooms have a combination of Dimplex XLE 100 and QRAD100 heaters
- The wall and floor tiling in the kitchen, dining area and bathroom are from the Porcelanosa range
- The house comes with an in date EICR (Electrical Installation Condition Report), available upon request.





Bathroom



Utility



Designated Parking Area

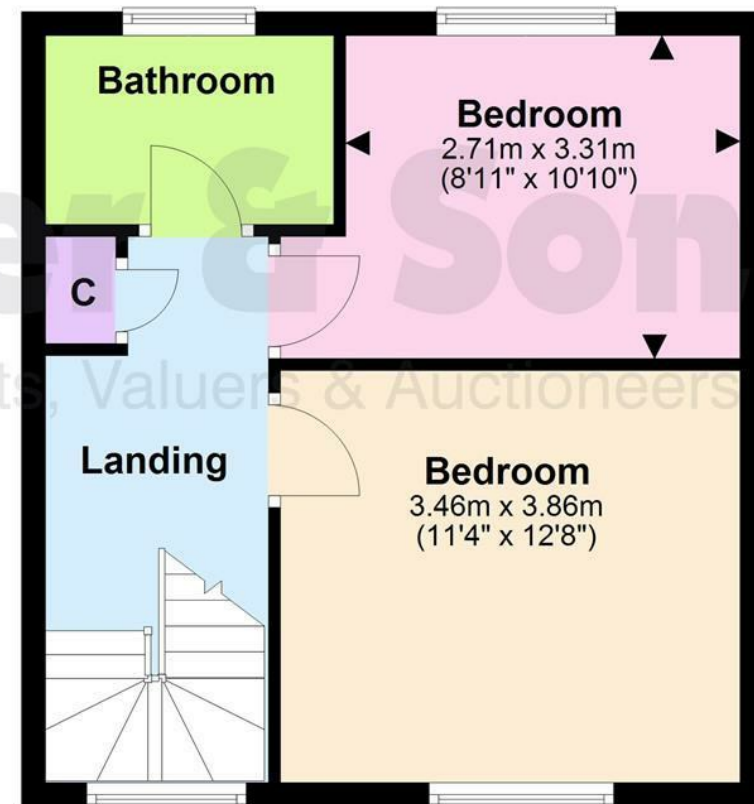


Back Garden

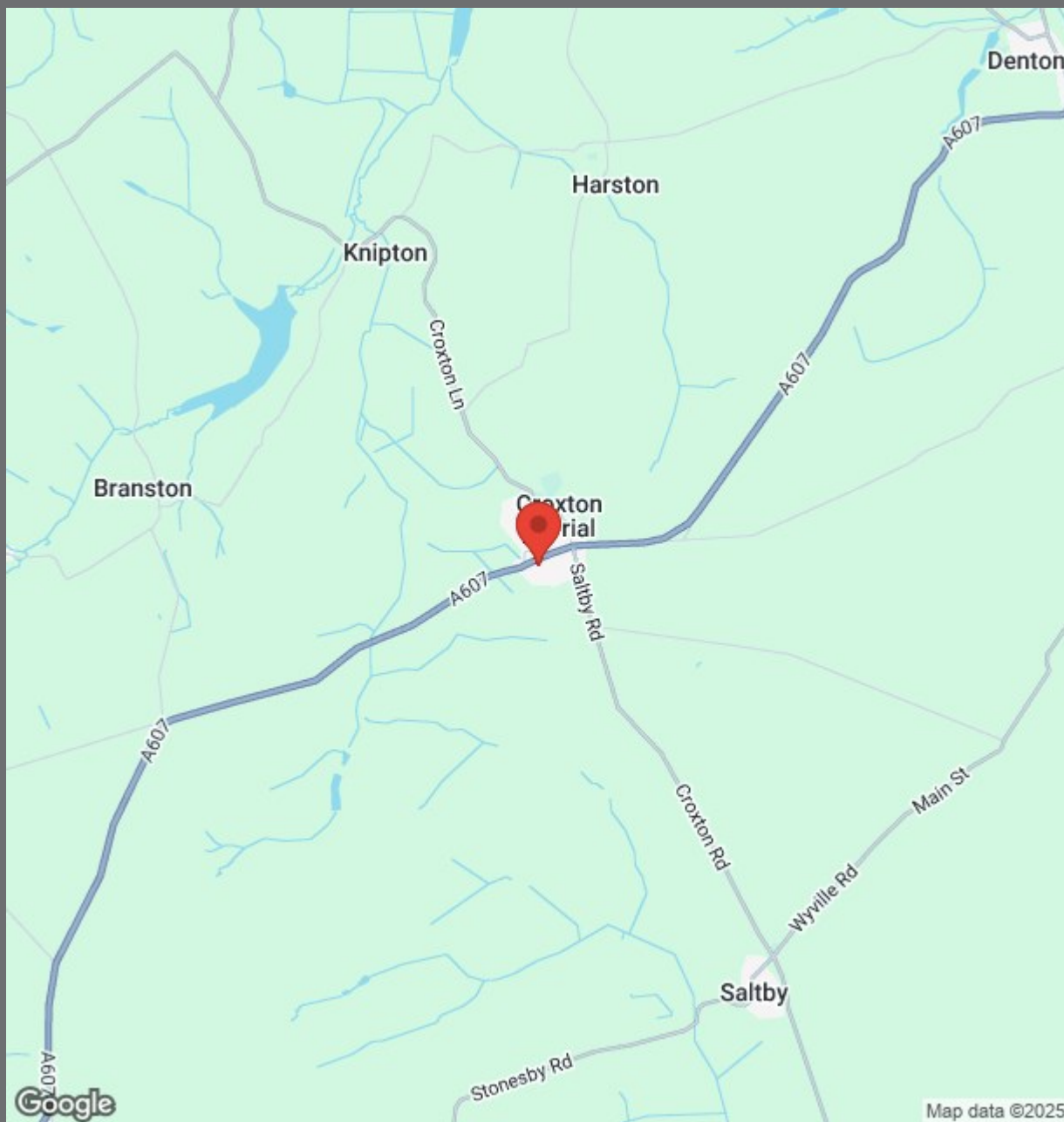
## Ground Floor



## First Floor



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.



- Popular Village Location
- Modern Mid Terrace Property
- Two Bedrooms
- Spacious Living Room
- Kitchen / Dining Room
- Downstairs WC & Utility Area
- Allocated Parking
- Enclosed Garden
- Presented to an Exceptional Standard
- No Chain Sale



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County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[housesales@shoulers.co.uk](mailto:housesales@shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

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