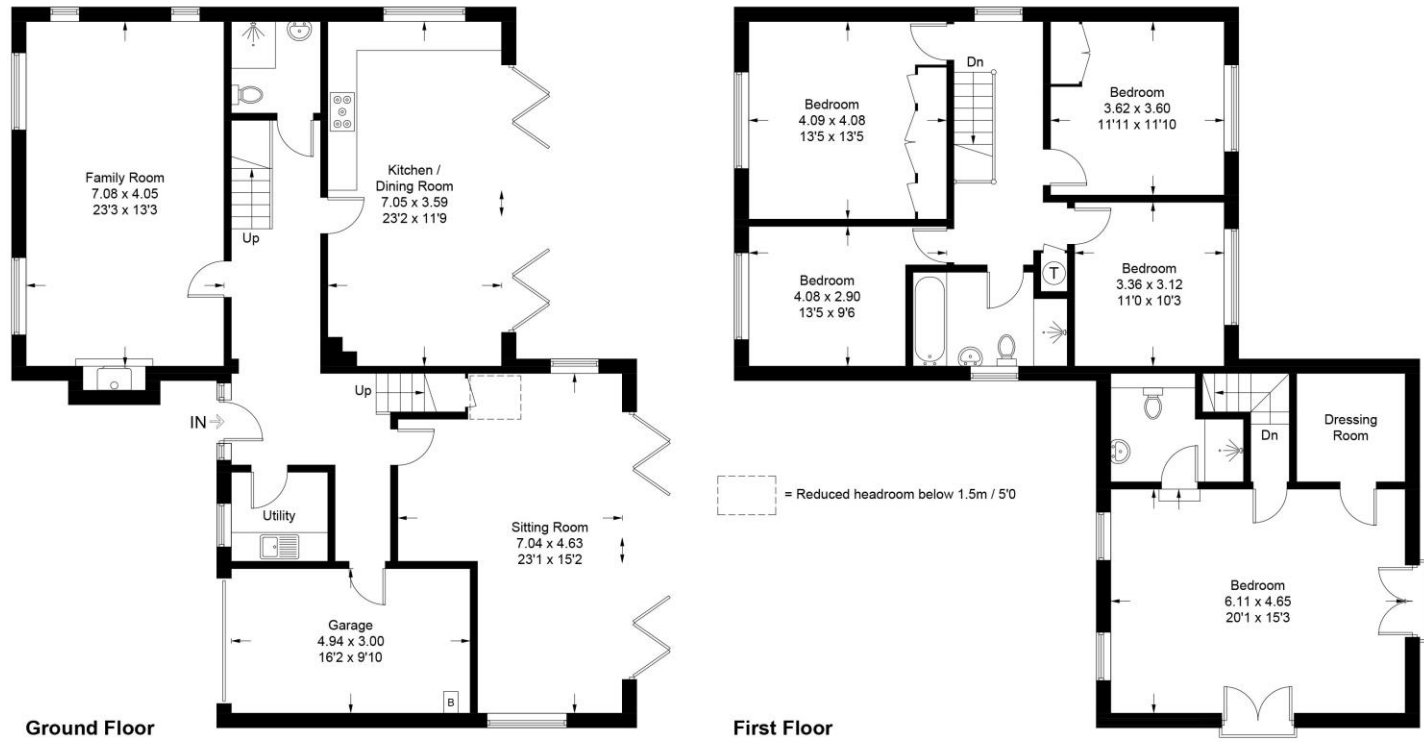


EPC TO FOLLOW

Orchard House

Approximate Gross Internal Area
Ground Floor = 130.8 sq m / 1408 sq ft
First Floor = 114.2 sq m / 1229 sq ft
(Including Garage)
Total = 245.0 sq m / 2637 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Orchard House, Lenton, Grantham, Lincolnshire, NG33 4HE

£650,000 Freehold

Nestled in a serene countryside setting, Orchard House is a stunning detached home offering breathtaking panoramic views of rolling fields and open landscapes. The property seamlessly blends contemporary living with rural tranquillity, making it ideal for anyone wanting to retreat to the countryside.

FIVE BEDROOM DETACHED HOUSE | FIVE DOUBLE BEDROOMS | OVERLOOKING FIELD VIEWS | GARAGE | AMPLE PARKING | LOUNGE WITH LOG BURNING STOVE | KITCHEN/DINING FAMILY ROOM | SITTING ROOM WITH BI-FOLDING DOORS | RURAL DREAM | IMMACULATELY PRESENTED THROUGHOUT



The property has been recently renovated to an extremely high standard throughout, with the benefit of bi-folding doors opening into the garden from both the Kitchen/Diner and separate Sitting Room. A fresh scheme of modern decoration throughout, new flooring, new UPVC windows and much more. The rear garden has been beautifully landscaped with a large paved patio area enjoying a south facing view of countryside fields.

With its perfect combination of contemporary style and rural charm, Orchard House offers an exceptional opportunity to embrace countryside living while enjoying modern comforts.

ACCOMMODATION

Entrance Hall

Kitchen /Dining Room - 23'2" x 11'9" (7.06m x 3.58m)

Downstairs Shower Room

Family Room - 23'3" x 13'3" (7.09m x 4.04m)

Sitting Room - 23'1" x 15'2" (7.04m x 4.62m)

Utility Room

Bedroom 1 - 20'1" x 15'3" (6.12m x 4.65m)

Dressing Room

En-suite

Bedroom 2 - 13'5"x13'5" (4.1mx4.1m)

Bedroom 3 - 11'11" x 11'10" (3.63m x 3.6m)

Bedroom 4 - 11' x 10'3" (3.35m x 3.12m)

Bedroom 5 - 13'5" x 9'6" (4.1m x 2.9m)

Family Bathroom

Garage - 16'2" x 9'10" (4.93m x 3m)

LOCAL AUTHORITY

South Kesteven

COUNCIL TAX BAND

E

DESCRIPTION

The front of the house features a spacious gravel driveway with ample parking, leading to an integrated garage. The property boasts large windows, allowing natural light to flood the interior spaces, further benefitted by the bifolding doors which span the rear of the property. To the rear, the beautifully maintained garden directly overlooks expansive farmland, which is roman ridge and furrow land. The sheep grazing in the distance enhances the idyllic rural atmosphere as shown in the photos.

The rear aspect of the house boasts a thoughtfully designed outdoor space, featuring a large patio area perfect for dining and entertaining. The bifolding doors provide a harmonious flow between indoor and outdoor living, while there are two Juliet balconies on the upper level which offers a perfect vantage point for enjoying the breathtaking countryside views. The accommodation comprises of Entrance Hall, Lounge, Kitchen/Dining Room, Downstairs Shower Room, Family Room & Utility Room. Upstairs, there are two separate staircases, one leading to Four Double Bedrooms and a Family Bathroom, and a second staircase leading to a Master Suite with walk-in Dressing Room, En-Suite and Juliet balconies overlooking countryside views.

