

5 Burgin Close, Foston,

Grantham, NG32 2JY

Book a Viewing!

Guide Price £343,000 - £350,000

Tucked away in a peaceful cul-de-sac, this extended family home boasts generous, beautifully landscaped gardens and versatile living space. The accommodation begins with a porch leading into a welcoming entrance hallway, featuring stylish half-height paneling. At the front of the home, the bright living room enjoys a sunny aspect, while the dining room and well appointed kitchen, fitted with classic shaker style units, provide the perfect space for family meals. A third reception room opens onto the rear garden, offering flexibility as a hobby room, study, or additional lounge. A side lobby provides access to the garden and a convenient WC. Upstairs, there are four well proportioned bedrooms, with the master benefiting from fitted wardrobes. The four piece family bathroom includes both a bath and a separate shower cubicle.





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LOCATION
Foston is a charming rural village that combines peaceful countryside living with easy access to the nearby towns of Grantham and Newark. Rich in history and bordered to the south by the A1, the village offers convenient transport links, including a bus service to Grantham. Families benefit from being within the catchment area for prestigious grammar schools and popular primary schools, with dedicated transport available. The village hall serves as a vibrant social hub, hosting a range of events and meetings, while the Scout Hut provides a welcoming space for Scouts, Brownies, and Rainbows, fostering a strong sense of community.

PORCH 7' 0" x 3' 3" (2.13m x 0.99m) With double glazed composite door, uPVC double glazed opaque windows to the front and side elevations and glazed windows and door leading to the entrance hall.

ENTRANCE HALL 6' 1" x 15' 9" (1.85m x 4.8m) With stairs to the first floor landing, feature half panelling to walls, radiator and doors leading to the living room, kitchen and dining/family room.









LIVING ROOM 12' 4" x 13' 0" (3.76m x 3.96m) With uPVC double glazed window to the front elevation, radiator, picture rail, wall light points and feature living flame gas fire suite.

DINING ROOM/FAMILY ROOM 10' 0" x 18' 8" (3.05m x 5.69m) With uPVC double glazed window to the rear elevation, radiator and feature fire surround with hearth.

KITCHEN 8' 0" x 15' 10" (2.44m x 4.83m) Fitted with a range of Shaker style wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap, under counter spaces for a washing machine, dishwasher and fridge, fitted ceramic hob and double oven, under stairs storage cupboard, tiled flooring, tiled splash-backs, plinth heater, uPVC double glazed window to the rear elevation and doors to a side entrance and to the hobby room/study.

HOBBY ROOM/STUDY 7' 5" x 11' 9" (2.26m x 3.58m) With uPVC double glazed window to the side elevation, uPVC double glazed French doors onto the rear garden and radiator.

SIDE ENTRANCE With uPVC double glazed window and double glazed composite door to the side and a door to the downstairs WC.

WC With low level WC and uPVC double glazed opaque window to the side elevation.

FIRST FLOOR LANDING Access to the loft, feature half panelling to walls and doors to four bedrooms, bathroom and a built-in airing cupboard with shelving and radiator.

BATHROOM 8' 7" x 5' 5" (2.62m x 1.65m) Fitted with a white four piece suite comprising a panelled bath, wash hand basin set within a vanity unit, low level WC and separate shower cubicle with mains fed shower, tiled splash-backs, radiator, chrome heated towel rail, inset spotlights and uPVC double glazed opaque window to the rear elevation.

MASTER BEDROOM 11' 1" x 13' 2" (3.38m x 4.01m) With uPVC double glazed window to the front elevation, radiator and a range of built-in wardrobes and dressing table.

BEDROOM TWO 10' 1" x 11' 9" (3.07m x 3.58m) With uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE 7' 2" x 13' 1" (2.18m x 3.99m) With uPVC double glazed window to the rear elevation, radiator and an opaque glazed arched internal window.

BEDROOM FOUR 7' 10" x 10' 0" (2.39m x 3.05m) With uPVC double glazed window to the front elevation, radiator and built-in storage cupboard with shelving.









OUTSIDE To the front is a block paved driveway providing off road parking and giving access to the garage and a lawned area to the side with borders for plants and shrubs and gated access to the side. To the rear is a generous landscaped garden with block paved patios, gravelled areas, lawn, sheds, pond and established trees and shrubs.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - South Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.









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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.

2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

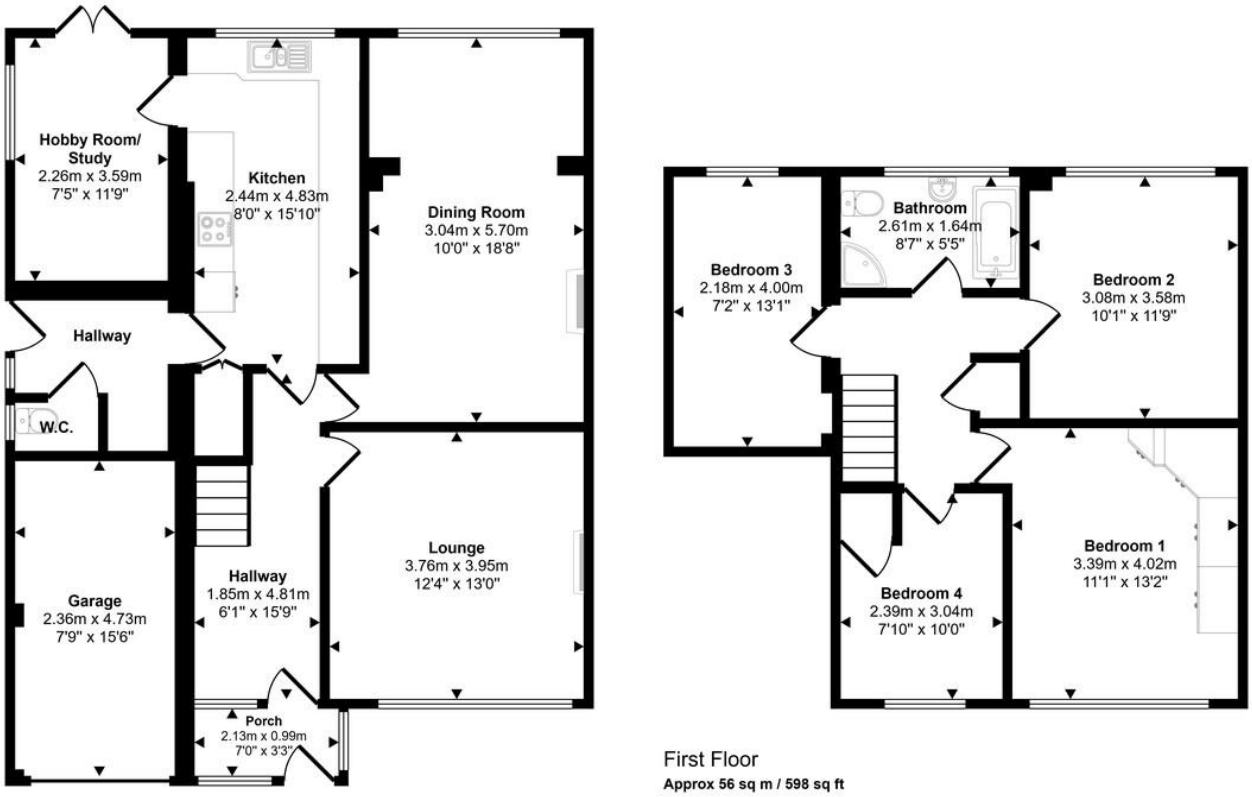
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Approx Gross Internal Area
144 sq m / 1545 sq ft



Ground Floor
Approx 88 sq m / 948 sq ft

First Floor
Approx 56 sq m / 598 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The Property Ombudsman