

Nocton Cottage, Goosegate Lane, Foston, Grantham, NG32 2LB

Book a Viewing!

£350,000

A well-presented and detached character cottage situated within the pleasant village of Foston, which is ideally positioned for easy access to the A1. The internal living accommodation briefly comprises an Entrance Porch leading to the Entrance Hall, Lounge, Dining Room and an approximately 25ft fitted Kitchen Area leading to a small Utility Area and the Ground Floor Shower Room. The First Floor Landing provides access to the three Bedrooms and the Family Bathroom. Externally, to the front there is a Detached Garage and a pleasant front garden area with mature planting, together with a Garden Room offering flexibility as either a potential home office or entertaining space. Additionally, there is a rear courtyard garden/seating area. The property is being sold with No Upward Chain and viewing is recommended.





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LOCATION
Foston is a traditional Lincolnshire village, ideally positioned for easy access to the A1. The larger village of Long Bennington is just a short drive away and offers a range of everyday amenities, including shops, a post office, a Co-op, and local public houses. The market towns of Grantham and Newark are both within easy reach, providing rail services to London.

ACCOMMODATION

PORCH
With main entrance door, two double glazed windows and leading to the inner entrance hall.

ENTRANCE HALL
With stairs rising to the first floor.

LOUNGE
11' 11" x 11' 11" (3.63m x 3.63m) With double glazed window to the front elevation, tiled flooring and stove.

DINING ROOM
11' 11" x 11' 10" (3.63m x 3.61m) With double glazed window to the front elevation, tiled flooring and radiator.









KITCHEN
25' 0" max x 9' 0" max narrowing to 6' 0" (7.62m x 2.74m) Fitted with a range of wall and base cupboards, solid wood worktops, fitted oven and hob, integral dishwasher, sink unit and drainer, part tiled surround, tiled flooring, two double glazed windows to the rear elevation, radiator, under stairs storage area, double glazed window to the side elevation and stable door.

UTILITY AREA
6' 6" x 3' 1" (1.98m x 0.94m) With Belfast sink, cupboards, solid wood worktop and double glazed window to the side elevation.

SHOWER ROOM
6' 7" x 4' 5" (2.01m x 1.35m) With suite to comprise fitted shower cubicle, WC and wash hand basin, towel radiator, tiled flooring, tiled walls, extractor fan and double glazed window to the side elevation.

FIRST FLOOR LANDING
With double glazed window to the rear elevation.

BEDROOM
11' 11" x 12' 0" (3.63m x 3.66m) With double glazed window to the front elevation, radiator and built-in storage area.

BEDROOM
12' 0" x 12' 0" (3.66m x 3.66m) With double glazed window to the front elevation, radiator and two built-in wardrobes/cupboards into alcove.

BEDROOM
9' 0" x 8' 8" (2.74m x 2.64m) With double glazed window to the rear elevation and radiator.

FAMILY BATHROOM
9' 5" x 6' 2" (2.87m x 1.88m) With suite to comprise rolltop bath with shower over, WC, wash hand basin, towel radiator, tiled walls and double glazed window to the rear elevation.

OUTSIDE
To the front of the property there is gated access leading to the paved walkway and in turn providing access to the main entrance porch. There is a pleasant front garden with a wide variety of mature shrubs and trees and raised planters. To the rear of the property there is a courtyard garden/seating area, which is mainly paved with gravelled edges.

GARAGE
17' 0" x 10' 6" (5.18m x 3.2m) With an up and over door, light and power.

GARDEN ROOM
11' 9" max x 6' 7" (3.58m x 2.01m) With double patio doors, light and power.





SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

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.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE
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.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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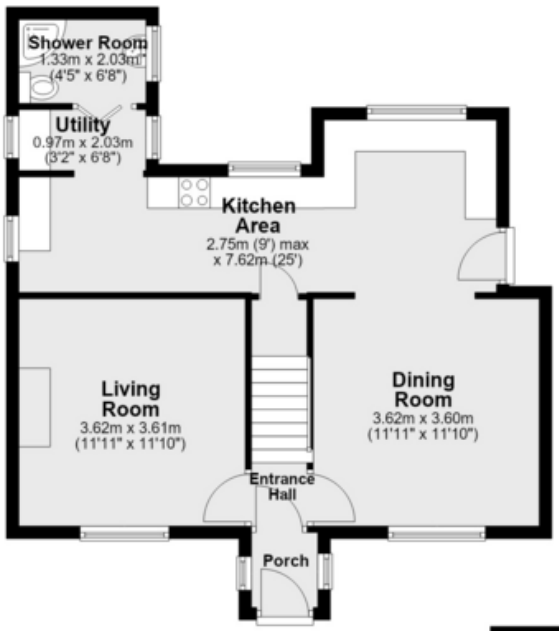






Ground Floor

Approx. 53.7 sq. metres (578.3 sq. feet)
(excluding Garden Room, Garage)

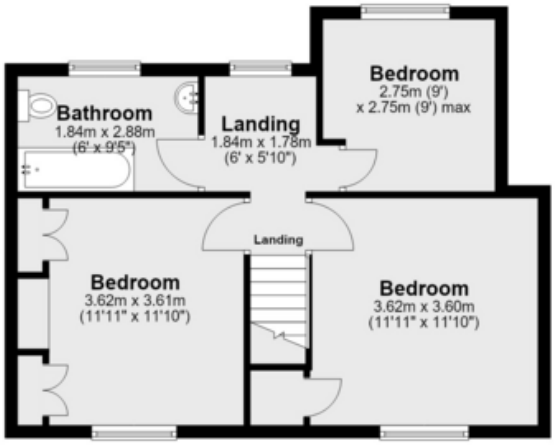






First Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



Total area: approx. 101.0 sq. metres (1087.5 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

Nocton Cottage, Goosegate Lane, Foston



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The Property Ombudsman