



5 BEDROOM DETACHED HOUSE FOR SALE IN GRANTHAM

Guide Price £875,000



REF: 3735511

PROPERTY FEATURES

- A unique, modern family home built in 2000
- Secluded location in a tranquil rural village setting
- Five bedrooms (including two en-suite shower rooms)
- 20ft fifth bedroom – could be used as a family room, study or studio
- Spacious living room with a bay window and wood burner
- Magnificent kitchen extending to an impressive Vale Garden Houses orangery
- Separate dining room with French doors to the garden
- Study/office with Strachan designer furniture and driftwood worktops
- Dual-aspect master bedroom with in-built wardrobes and en suite with Palmer fittings
- Sweeping drive with ample parking and a double garage with electric doors

3 Granary Court is a stunning, contemporary property set in a secluded and quiet location in the sought-after village of Wilsford. It has been redesigned, extended and newly refurbished to a high standard by the current owners.

The property offers fantastic living spaces – perfect for family life and entertaining. Key features include the magnificent Vale Garden Houses orangery and a large first-floor mezzanine. Located in grounds of approximately 0.75 acres, the house has a low-maintenance garden and a beck, a double garage, and ample parking outside.

Wilsford is set in the beautiful Lincolnshire countryside, a perfect spot for walks, cycling and riding. The village also provides excellent access to Grantham, with direct road links to the A1 and regular trains to London King's Cross, making it ideal for commuters.

Seller Insights

"The house is located in such a quiet position, tucked away off the main street at the end of a cul-de-sac. So, there's no traffic going past the house, which gives you a real sense of privacy and security. The garden is fully enclosed on all sides so you can relax with family or friends without being overlooked. We've installed CCTV security all around the property for that added peace of mind."

"We've found that the house is very cosy and warm in winter but also very light and open in the summer months – perfect for entertaining friends or having a barbeque on the patio. The extension was specifically designed with entertaining in mind. The light, airy feel is complemented by the interior design and muted colour scheme."

"We wanted to give the house a luxury feel with top-of-the-range kitchen appliances and features such as underfloor heating. There are lots of little details such as an in-built wine cooler on the island, numerous USB ports and kettle/toaster points neatly tucked away in the cupboards."

"You'll find a huge amount of storage space in the house – from built-in wardrobes in the bedrooms to storage in the garage and a boarded loft. So, you'll never be short of places to put coats, bag, shoes and other belongings."

"Wilsford is a lovely village, with a close-knit community and a real neighbourly vibe. It's a great location for a family. There are always lots of things going on in the village hall. The local pub (The Plough Inn) has recently been taken over by new owners and the food is great. It's often difficult to get a table at short notice as it's so popular."

"Ancaster, which is just over a mile away, has an excellent doctors' surgery and you can always get an appointment when you need one. You'll also find a supermarket, butcher's shop and a huge leisure centre in Ancaster. There are further leisure and sports facilities in nearby Sleaford and Grantham."

"You've got beautiful countryside right on your doorstep. There are gorgeous country walks around Heydour and Culverthorpe – both of which are just a short drive away. There's so much to explore in the local area. It's great for afternoons out with family and friends."

"You'll find lots of fantastic schools locally, including a very popular primary school in South Rauceby. There are also several grammar schools in the local area."

"Wilsford offers the best of both worlds. You've got the benefit of being in a rural location but with excellent road and rail links to major cities within easy reach."

Key Features

- A unique, modern family home built in 2000
- Newly refurbished and extended with top-of-the-range fittings and features
- Secluded location in a tranquil rural village setting
- Five bedrooms (including two en-suite shower rooms)
- 20ft fifth bedroom – could be used as a family room, study or studio
- Spacious living room with a bay window and wood burner
- Magnificent kitchen extending to an impressive Vale Garden Houses orangery
- Bespoke, handcrafted Tom Howley kitchen with exquisite stone worktops
- Expansive island with a double sink, hot tap and built-in wine cooler
- Brand new integrated appliances include an Italian Bertazzoni oven, NEFF dishwasher and separate chrome Leibherr fridge and freezer
- Underfloor heating in the kitchen and orangery
- Large pantry (from the kitchen) and a large utility room
- Separate dining room with French doors to the garden

- Study/office with Strachan designer furniture and driftwood worktops
- Dual-aspect master bedroom with in-built wardrobes and en suite with Palmer fittings
- Generously sized family bathroom
- First-floor mezzanine area with glass balcony overlooking the orangery
- Two Juliet balconies (from the fifth and master bedrooms)
- Two staircases (from the entrance hall and fifth bedroom)
- Fully enclosed, low-maintenance garden with two patios, a decked terrace, a chicken house and a beck
- Sweeping drive with ample parking and a double garage with electric doors
- Security features include Hikvision CCTV system and outdoor lighting
- Newly installed boiler, water pressure system and oil tank

Location

Nestled in the heart of the Lincolnshire countryside, Wilsford is a charming and picturesque village that offers a perfect blend of rural tranquility and connectivity. At the heart of the village is the historic St. Mary's Church and The Plough Inn nearby. Wilsford provides a peaceful yet connected lifestyle, close to the market towns of Grantham (9 miles) and Sleaford (5 miles), which offer a selection of amenities. For families, excellent local schools and a close-knit community make it an ideal place to call home.

The larger village of Ancaster is just over a mile away, with a doctors' surgery, supermarket, post office, butcher's shop and pub. Grantham and Sleaford have a much wider range of shops and other amenities. Grantham offers easy access to the A1 – providing road links north and south.

There are mainline rail links from Grantham to London King's Cross (in around 70 minutes).

The surrounding area offers a wealth of leisure and recreational amenities, including golf courses and water sports. Ancaster Leisure is Lincolnshire's largest outdoor activities centre – with karting, paintballing, archery, bowling, laser tag and more. The beautiful countryside also offers fantastic opportunities for riding, fishing, walking and shooting.

Schools

Ancaster and South Rauceby both have popular primary schools. Secondary school options include grammar schools in nearby Sleaford (Kesteven and Sleaford High School and Carre's Grammar School) and Grantham (Kesteven and Grantham Girls' School and The King's School) and public schools further afield.

Services:

Mains electricity, water and drainage; oil-fired central heating

Local Authority: North Kesteven District Council

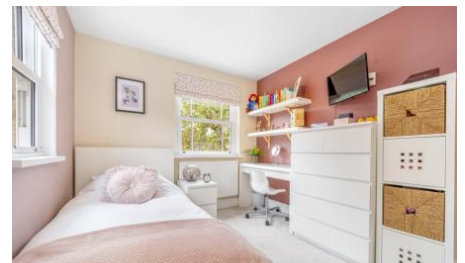
Council Tax Band: F

EPC Rating: C

Tenure: Freehold

PROPERTY PHOTOS







LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

FLOORPLANS

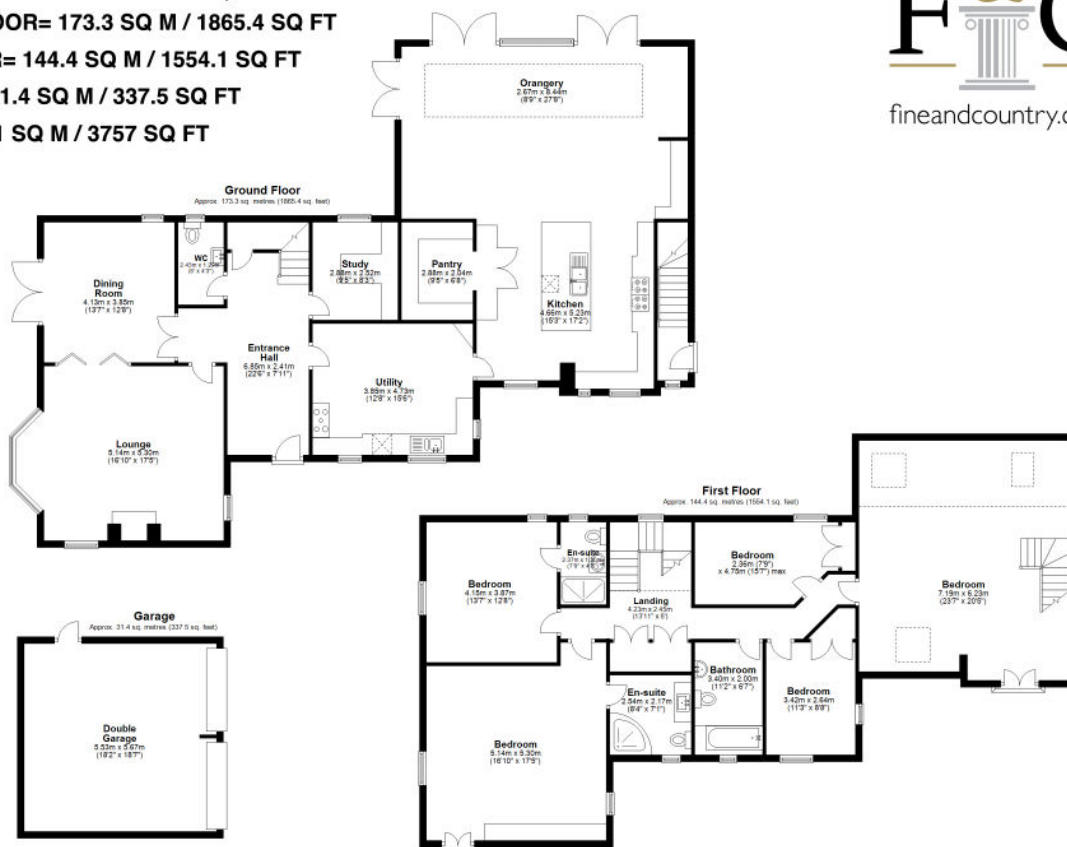
3 GRANARY COURT, WILSFORD

GROUND FLOOR= 173.3 SQ M / 1865.4 SQ FT

FIRST FLOOR= 144.4 SQ M / 1554.1 SQ FT

GARAGES= 31.4 SQ M / 337.5 SQ FT

TOTAL= 349.1 SQ M / 3757 SQ FT



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