



Brierley Grange

Thorney Road, Wigsley, NG23 7ER

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This executive detached house is set in the popular village of Wigsley, in a quiet cul de sac of similar detached homes with no through traffic, making it a great setting for families.

The property was built circa 2007 and has been updated with an air source heat pump, a multifuel stove and garden landscaping, plus a remodelled family bathroom which is bright and tasteful and features a freestanding bath.

The house is bright and filled with natural light, with a well-thought-out layout that lends itself perfectly to busy family life.

The plot is generously proportioned and has ample parking in addition to a lush and varied rear garden.



The total accommodation of the house amounts to about 2216 sq ft across two floors, with potential for extension if desired (subject to obtaining the necessary consents).

An inviting entrance hall leads to the main reception rooms, comprising a sitting room with wood-burning stove, a formal dining room and a pleasant garden room opening to the garden.

There is also a well-fitted kitchen, a separate utility room, a ground floor shower room with w.c. and a study.

Upstairs there are two good-size en suite bedrooms at the front of the house, three further double bedrooms and a family bath/shower room.



There is an expansive driveway to the front of the house with space for several cars. There is also a detached double garage and carport which serves as covered parking and storage.

A variety of pretty flowering plants to the front of the house provide colourful interest, while the rear garden is mostly laid to lawn with wooden panel fencing around the boundary.



A patio adjoining the house is ideal for outdoor dining while there is also a large kitchen garden with raised planters and a greenhouse.





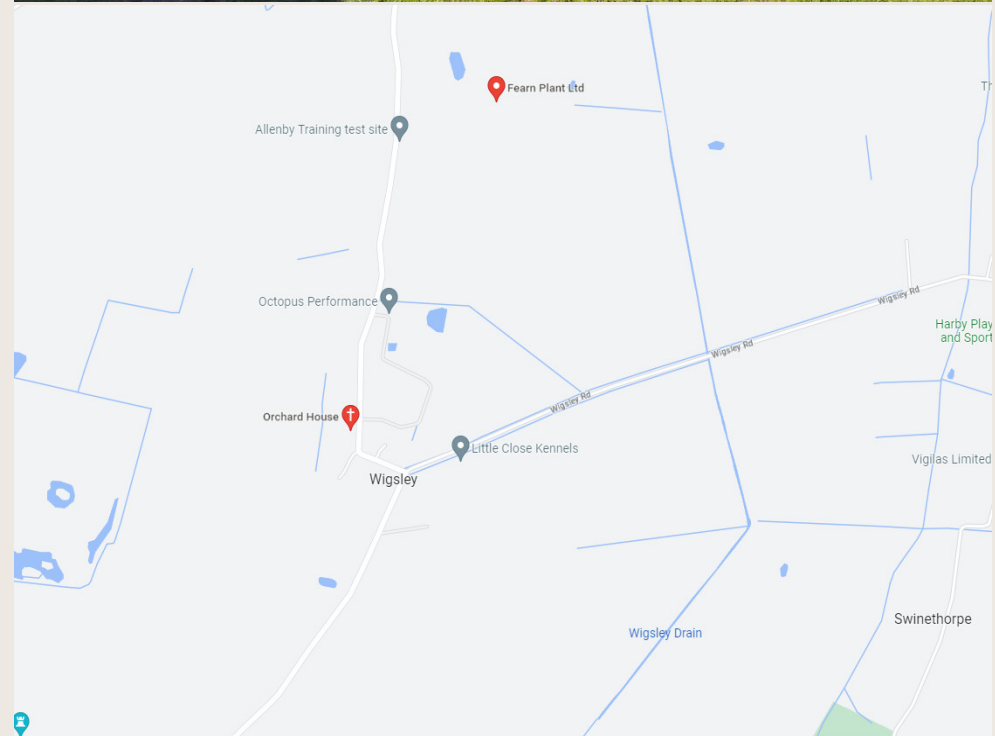
Location

The small but popular village of Wigsley is situated 10 miles west of Lincoln, surrounded by open countryside and with a range of amenities accessible in surrounding villages. Day to day amenities can be found in nearby Collingham (6 miles) which is an attractive large village with a thriving community with a train station connecting Nottingham, Newark, Lincoln and London.

It also has a pre-school and primary school, a high-class butchers' shop and small local supermarket, doctors' and dentists' surgeries, a library, beauty salons, pubs, takeaways and a flourishing football club. Neighbouring Saxilby (5 miles) has a doctors' surgery, a primary school, prep school, fish and chip shop, convenience stores, pubs and a café.

The A46 is within easy reach for commuting to Lincoln, the A1 and Newark Northgate train station, which has regular trains to London with fast trains taking 1 hour and 20 minutes. Nearby are a plethora of rural trails and lanes, perfect for walking dogs and riding horses. Nearby schools include, secondary school - catchment school for Wigsley, Tuxford Academy Primary schools: designated feeder schools for Tuxford Academy - these include: Queen Eleanor Primary School, Harby (1 mile) North Clifton County Primary School, North Clifton (4 miles) John Blow Primary School, Collingham (6 miles). Grammar schools are available at Sleaford and Grantham. Lincoln offers a range of "Good" and "Outstanding" secondary schools, plus the Lincoln Minster School, an independent co-educational day and boarding school for pupils aged 4 - 18 years.

Disclaimer: All distances and journey times are approximate.
Photographs were taken October 2022.



Floorplans

Approximate Gross Internal Floor Area 2,216 sq ft

Approximate Area = 205.9 sq m / 2216 sq ft

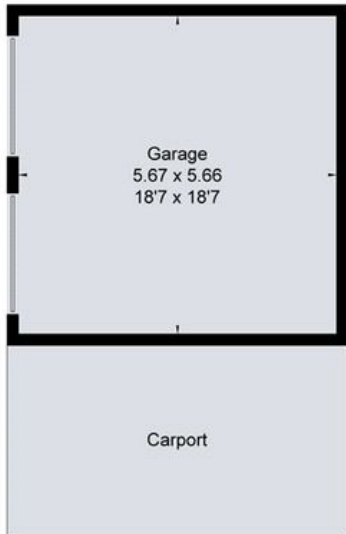
Garage = 32.1 sq m / 345 sq ft

Total = 238 sq m / 2561 sq ft (Excluding Carport)

Including Limited Use Area (2.9 sq m / 31 sq ft)

For identification only. Not to scale.

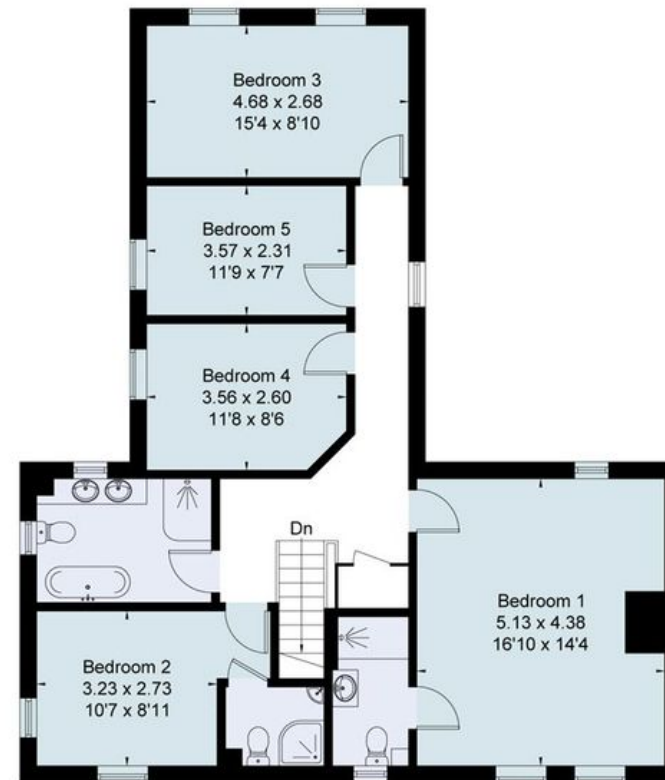
© Fourwalls



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Property Details

Council Tax

Band = E

Tenure

Freehold

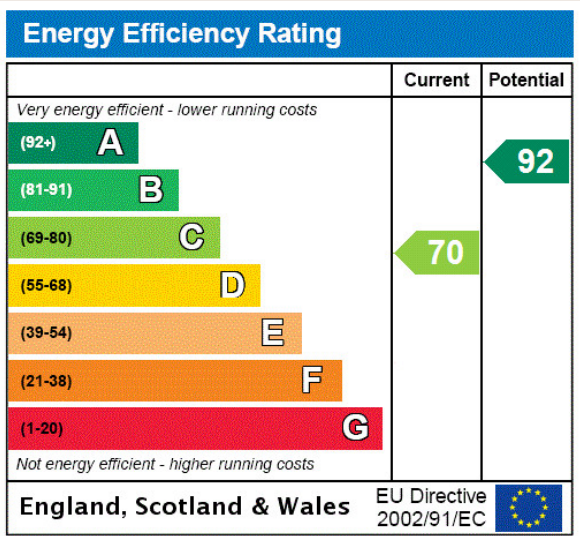
Services

- Central Heating
- Mains Water
- Mains Sewerage
- Air Source
- Electricity
- Broadband- Can currently accommodate up to 500Mb/s.

EPC

EPC Rating = C

PROPERTY



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Enquire



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Viewing strictly by appointment

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