



# 4 FARM CLOSE

FOSTON, GRANTHAM, LINCOLNSHIRE



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AN ATTRACTIVE COUNTRY HOME  
APPROACHING 3000 SQ FT. OF  
ACCOMMODATION

Desirable village location

Three reception rooms

Five bedrooms, two en suite

Far reaching views to the rear

Small exclusive development

Superb master suite

Off street parking and double garage

Excellent rail connections to the capital

## LOCATION

Foston is a picturesque village positioned approximately 6.5 miles north of Grantham and approximately 11 miles south of Newark. Grantham provides an abundance of facilities and amenities, with nearby Long Bennington also offering local shops, public houses and schooling. The property sits within the catchment area for the boys and girls Grammar Schools within Grantham, with buses running to them from the village. The A1 & A52 are within close proximity, providing prompt access across the region, whilst the fast train service from Grantham takes only 62 minutes to London Kings Cross.

## DESCRIPTION

Farm Close is a small, exclusive development within the popular village of Foston, built approximately 14 years ago in a barn conversion style to match the characteristics of the surrounding dwellings. There are four properties within the close, all of a similar design, enjoying a private & privileged position within the village.





Entry to the south aspect via the curtain wall glazing leads through to a spacious entrance hall and onto the ground floor living accommodation. Off the entrance hall to the right hand side is the pleasant, 22ft dual aspect living room spanning the full depth of the property and holding an open fire with oak surround and mantle. There is a family room adjacent to the sitting room, positioned to the rear of the property and benefitting French doors out to the rear.

The fantastic open plan kitchen/diner is accessible via both the entrance hall and the family room with the kitchen area incorporating solid oak base and wall units with granite work surfaces. There are a range of high quality integrated appliances within the kitchen to include a Whirlpool fridge freezer, a Whirlpool dishwasher, a Rangemaster wine cooler, a Rangemaster electric oven with a five burner ceramic hob and Rangemaster extractor above. The dining area allows for a more informal seating area and benefits French doors out to the rear. The utility room is accessible directly off the kitchen and offers further base and wall storage, a second sink, an integrated Neff washing machine, an integrated Neff dryer and integral access to the double garage.

Also accessible off the entrance hall is the ground floor W.C, understairs storage and a study to the front aspect which is fitted with floor to ceiling storage and shelving.

Stairs ascend from the entrance hall to the first floor landing off which sit five double bedrooms, two en suite and the main family bathroom. The superb dual aspect master suite occupies the full depth of the house and comprises a dual aspect bedroom with Velux windows, a separate his and hers dressing room with fitted wardrobes and dressing table area and a four piece en suite bathroom with a separate shower cubicle, a bath, a low level W.C, a pedestal wash hand basin and chrome heated towel rail. Two double bedrooms to the other end of the property share a Jack and Jill en suite shower room whilst the main four piece family bathroom serves the two remaining bedrooms which are positioned to the rear aspect, enjoying the far reaching open countryside views.

## OUTSIDE

A private, shared drive leads off Long Street, into the development and onto the block paved drive which provides off street parking for two vehicles, in addition to the double garage which benefits power, lighting and a door out to the rear.

The delightful front garden enjoys a landscaped, low maintenance arrangement featuring a flagstone patio with central water feature, a walled boundary and border planting, whilst the rear garden takes full advantage of the open views and is predominately laid to lawn with a patio seating area and a post and rail boundary.

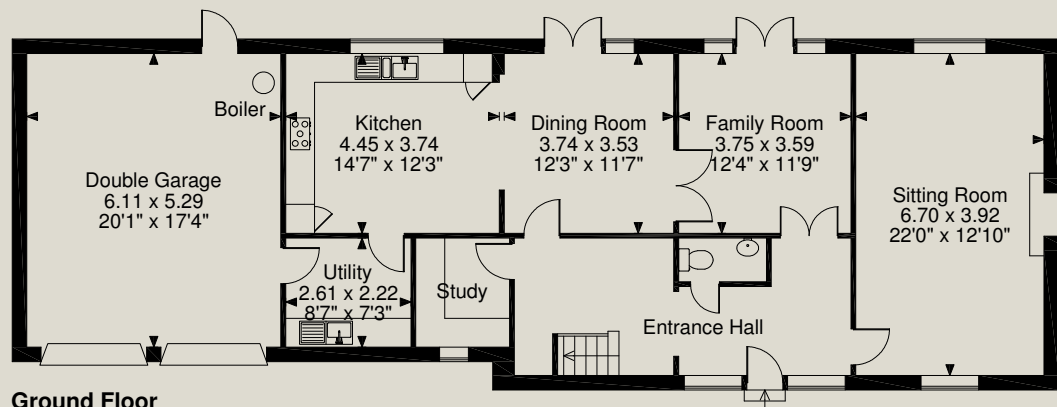


# FLOORPLANS

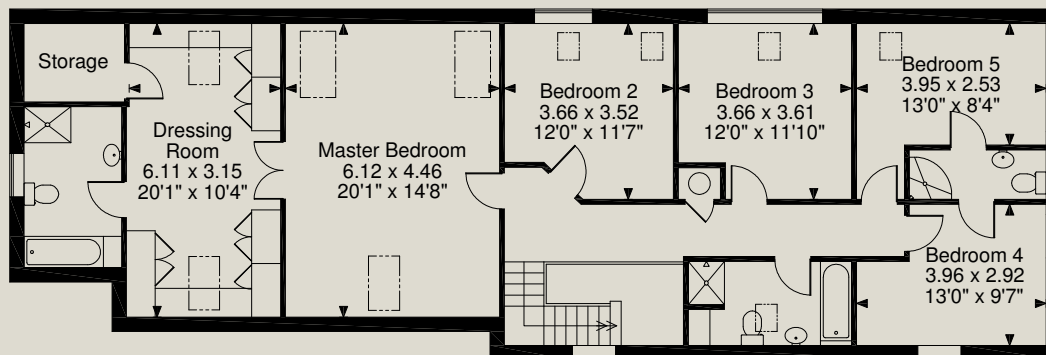
Main House gross internal area = 2,504 sq ft / 233 sq m

Garage gross internal area = 348 sq ft / 32 sq m

Total gross internal area = 2,852 sq ft / 265 sq m



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

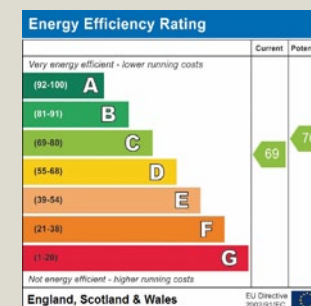
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## GENERAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, oil fired central heating, drainage and water are understood to be connected to the property.

**Viewing:** Strictly by appointment with Savills.



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