



Main Street, Sewstern  
£585,000



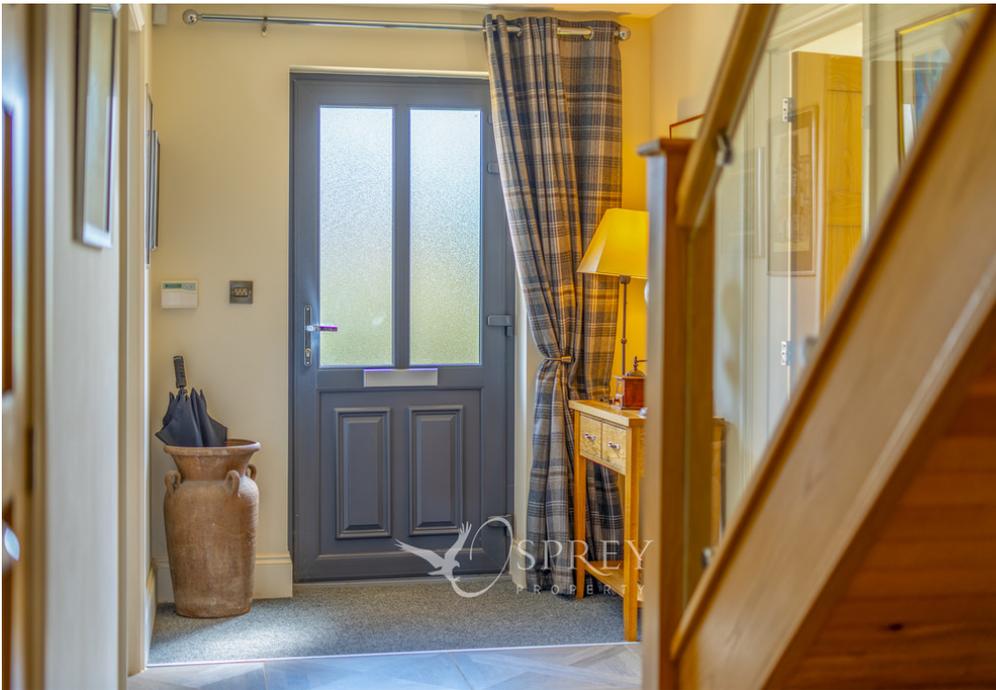


Set within the charming village of Sewstern, this beautifully presented residence offers a perfect balance of modern living and countryside comfort. A spacious hallway welcomes you in, giving access to the main ground floor rooms and a staircase to the upper level. On either side of the entrance are two adaptable reception rooms - a versatile study, ideal for a home office or reading retreat, and a dual-aspect lounge with an inset electric fire (with open flu behind), front-facing window, and stylish bi-fold doors that open onto the rear garden, blending indoor and outdoor living seamlessly. Both reception rooms benefit from plantation shutters.

The heart of the home is an expansive, open-plan kitchen and dining area, thoughtfully designed for family life and entertaining. Sleek fitted units provide ample storage, alongside high-end integrated appliances, a filtered water tap, Range-style cooker and American fridge freezer. There are marble worktops and "under soffit" counter lighting around the exterior. A central island with a breakfast bar creates a natural gathering point, while the adjoining utility room offers additional storage, a food waste disposal unit, and external access to the side of the property.

Upstairs, the first floor features four generously sized double bedrooms, all of which offer individual ethernet wiring. Two benefit from private en-suite shower rooms, while the remaining bedrooms are served by a high specification family bathroom, complete with a freestanding bath, walk-in shower, modern vanity, WC, heated towel rail, and an airing cupboard. Externally, the home is approached via a tarmac drive leading to a gravelled parking area, offering ample off-road parking. A timber five-bar gate opens to the rear, where a detached garage benefitting from an electric door and separate consumer unit. The landscaped garden is complete with patio, lawn, and a variety of plants and shrubs, all enclosed for privacy and peace of mind.





The current vendors love the cottage-feel of their home, its high energy efficiency and environmental credentials, low maintenance and quiet, rural location.

Tenure: Freehold

Mains' electric and water. Ground Heat Source Pump (ask agent for details).

Council Tax Band: F

EPC Rating: B

Entrance Hall: 6.94m x 1.95m (22'9" x 6'5")

Sitting Room: 6.94m x 3.97m (22'9" x 13')

Study: 3.76m x 3.98m (12'4" x 13'1")

WC

Kitchen/Dining Room: 7.00m x 4.79m (23' x 15'9")

Utility: 3.08m (10'1") max x 2.78m (9'1")

Bedroom One: 6.94m (22'9") max x 3.97m (13')







En-suite: 2.52m x 1.73m (8'3" x 5'8)

Bedroom Two: 4.33m x 4.79m (14'3" x 15'9")

En-suite

Family Bathroom

Bedroom Three: 3.43m (11'3") x 3.98m (13'1") max

Bedroom Four: 3.47m (11'5") x 3.98m (13'1") max

Garage: 5.19m x 3.61m (17' x 11'10")

VILLAGE LIFE Sewstern is a picturesque countryside village located c. 9 miles from Melton Mowbray, and c. 11 miles from both Grantham and Oakham. The village boasts an active community centre with lots of events, 'The Blue Dog' public house and rural walks in abundance. Nearby Buckminster has primary schooling and Grantham, Oakham and Melton Mowbray offer independent, state and grammar schooling options.

IMPORTANT INFORMATION Under The Consumer Protection from Unfair Trading Regulations 2008 any Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide





# Main Street, Grantham



Total area: approx. 227.3 sq. metres (2446.2 sq. feet)



Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

Ticking many boxes - this detached home has high eco credentials benefitting from a 16 panel solar array, ground heat source pump and a high EPC rating. Boasting two reception rooms, an open-plan kitchen/dining area, four double bedrooms (two with en-suites), a landscaped garden, ample parking, and a detached garage with electric door.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements