

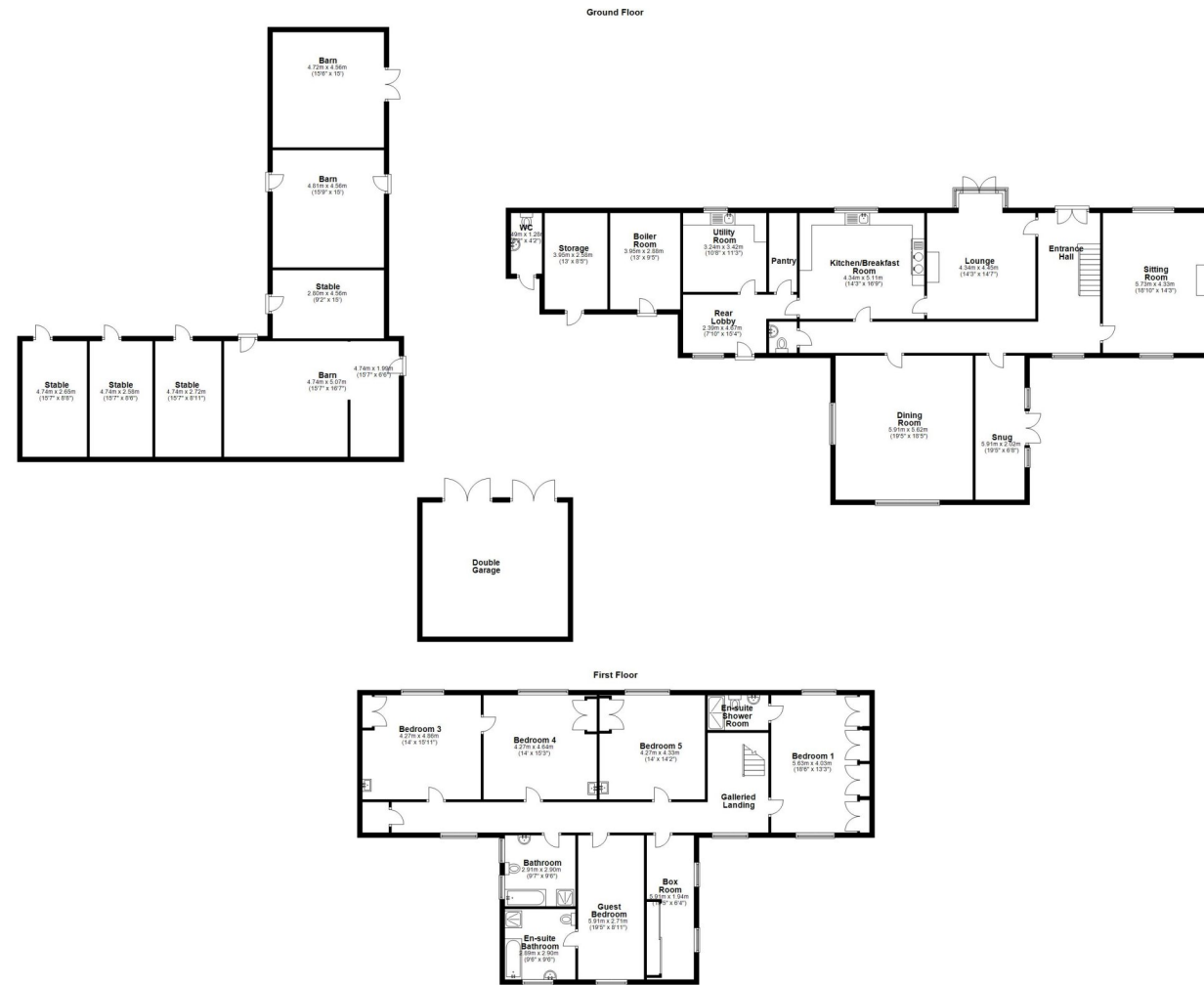


## The Manor House, Graby, Sleaford, NG34 0HS

£775,000 Freehold

Winkworth are delight to bring to the market this impressive five bedroom detached country home set in grounds of over half an acre with a detached barn and stables plus further detached double garage. The property is positioned in a semi rural location with views across open fields yet offers easy access to the market towns of Bourne, Stamford, Sleaford and Grantham with its mainline train station to London King's Cross. Offering spacious accommodation with huge potential boasting a sitting room and lounge with open fireplaces, spacious formal dining room overlooking the rear garden, kitchen/breakfast room with utility room and walk in pantry plus a useful snug. On the first floor the master bedroom benefits from an en-suite shower room, guest bedroom with further en-suite bathroom plus three further bedrooms, box room and family bathroom. Outside there is a large gravelled driveway which leads to the double garage and detached barn with stables which could be used for numerous possibilities including potential annex, home offices, gym complex or even a complete separate dwelling (stpp) The Manor House is a truly wonderful home set in a fantastic position and homes like this are few and far between and we would strongly recommend an early viewing to avoid disappointment

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**Kitchen/Breakfast Room** - With fitted units comprising, double drainer sink with cupboard below, excellent range of wall and base units, AGA, space for electric cooker, space and plumbing for dishwasher, space for fridge, part tiled walls, upvc double glazed window overlooking the front and door leading to.

**Rear Lobby** - 11'11" x 7'9" (3.63m x 2.36m) With door and window to the rear, radiator, door to the kitchen and pantry and door leading to.

**Utility Room** - 11'4" x 10'8" (3.45m x 3.25m) With range of fitted units, fitted worktop with sink, space and plumbing for the washing machine, space for tumble dryer, space for fridge freezer and window to the front.

**Walk in Pantry** - With fitted shelving.

**First Floor Galleried Landing** - With windows overlooking the rear garden, radiator, dado rail, built in airing cupboard and door to.

**Master Bedroom** - 18'4" x 13'7" (5.6m x 4.14m) With windows to the front and rear, extensive range of fitted wardrobes, radiator, power points and door leading to.

**En-Suite Shower Room** - With shower cubicle, low level wc, wash hand basin, tiled walls and radiator.

**Guest Bedroom** - 18'3" x 9'8" (5.56m x 2.95m) With window overlooking the rear, radiator, feature fireplace and door leading to.

**En-Suite Bathroom** - With panelled bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and window.

**Bedroom Three** - 15'1" x 14'9" (4.6m x 4.5m) With window overlooking the front, built in wardrobes, vanity sink, door to bedroom four radiator and power points.

**Bedroom Four** - 15'1" x 14'5" (4.6m x 4.4m) With window overlooking the front, built in wardrobes, vanity sink, radiator, power points.

**Bedroom Five** - 13'4" x 14' (4.06m x 4.27m) With window overlooking the front, built in wardrobes, vanity sink, radiator and power points.

**Box Room** - 18'1" x 6'1" (5.5m x 1.85m) With two windows to the side, built in wardrobes with sliding doors, radiator and power points.

**Family Bathroom** - Fitted Suite comprising, panelled bath, separate shower, low level wc, wash hand basin, radiator and two windows.

**Outside** - The property is approached via a generous gravelled driveway providing ample off road parking with access to the barn and double garage. The property is centrally positioned with in fantastic established gardens with mature trees and shrubs with views from all sides across open countryside

**Double Garage** - With two double opening doors.

**Barn** - 15'2" x 14'8" (4.62m x 4.47m)

**Barn** - 15'2" x 14'6" (4.62m x 4.42m)

**Barn** - 22'9" x 15'1" (6.93m x 4.6m)

**Stable** - 15'2" x 8'9" (4.62m x 2.67m)

**Stable** - 15'2" x 8'8" (4.62m x 2.64m)

**Stable** - 15'2" x 9'2" (4.62m x 2.8m)

**Stable** - 15'2" x 10' (4.62m x 3.05m)



## ACCOMMODATION

**Entrance Hall** - With double opening doors leading through to, stairs leading to the first floor, oak flooring, radiator, window to the rear and door leading to.

**Downstairs Cloakroom** - With low level wc, wash hand basin and extractor fan.

**Sitting Room** - 17'4" x 14'2" (5.28m x 4.32m) With attractive feature fireplace, window with shutters overlooking the front and further window to the rear, coved ceiling, radiator and power points.

**Lounge** - 14'6" x 14'4" (4.42m x 4.37m) With bay and french doors and windows overlooking the front, attractive feature fireplace, radiator, power points.

**Dining Room** - 19' x 18'4" (5.8m x 5.6m) With part panelled walls, windows overlooking the rear, radiator, oak flooring, coved ceiling and power points.

**Snug** - 19'5" x 5'10" (5.92m x 1.78m) With upvc double glazed french doors and windows to the rear garden, radiator and power points.

