

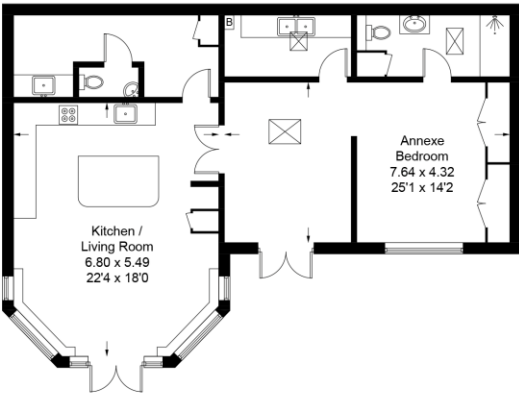
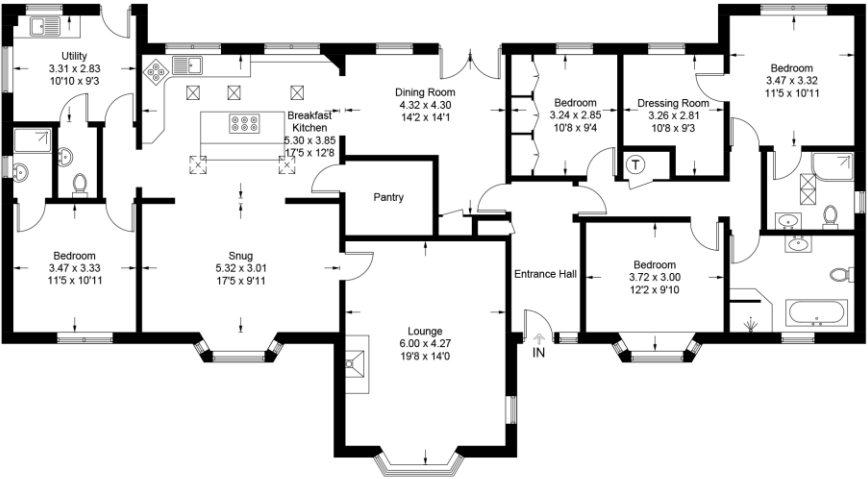
Rookery Lodge, Rookery Lane,
Sudbrook, Grantham

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Rookery Lodge

Approximate Gross Internal Area = 190.4 sq m / 2049 sq ft
The Old Hen House (Annexe) = 96.6 sq m / 1040 sq ft
Total = 287 sq m / 3089 sq ft



The Old Hen House (Annexe)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Rookery Lodge, Rookery Lane, Sudbrook, Grantham, Lincolnshire,
NG32

£695,000 Freehold

Winkworth are delighted to bring to the market this unique offering comprising two separate properties on one title deed. This is an opportunity to combine multi-generation living. Planning permission has also been granted for a triple garage, which the foundations have already been built.



Early viewing is highly recommended.

EPC - TBC

ACCOMMODATION

Rookery Lodge

Entrance Hall - with storage cupboard and Amtico flooring.

Lounge - 19'8" x 14' (6m x 4.27m) with front aspect bay window, side aspect window and log burner.

Breakfast Kitchen - 17'5" x 12'8" (5.3m x 3.86m) with two rear aspect windows, five velux skylights, a range of fitted wall and base cabinets, Rangemaster 110 cooker, integrated dishwasher, granite worksurface to island, window seat, exposed beams, hayloft area, large walk-in pantry and Amtico flooring.

Snug - 17'5" x 9'11" (5.3m x 3.02m) with front aspect bay window and Amtico flooring.

Dining Room - 14'2" x 14'1" (4.32m x 4.3m) with rear aspect window, rear aspect double patio doors, storage cupboard and Amtico flooring.

Master Bedroom - 11'5" x 10'11" (3.48m x 3.33m) with rear aspect window.

Dressing Room - 10'8" x 9'3" (3.25m x 2.82m) with rear aspect window.

En-suite - with side aspect window, skylight, low level WC, wash hand basin with vanity unit, walk-in shower, towel radiator, extractor fan and Amtico flooring.

Bedroom 2 - 11'5" x 10'11" (3.48m x 3.33m) with front aspect window.

En-suite - with wash hand basin, plumbing suitable for a large walk-in shower and towel radiator.

Bedroom 3 - 12'2" x 9'10" (3.7m x 3m) with front aspect bay window.

Bedroom 4 - 10'8" x 9'4" (3.25m x 2.84m) with rear aspect window and fitted wardrobes.

Bathroom - with front aspect window, low level WC, wash hand basin with vanity unit, freestanding bath, walk-in shower, towel radiator and tiled flooring.

LOCATION

DESCRIPTION

Winkworth are delighted to bring to the market this unique offering comprising two separate properties on one title deed. This is an opportunity to combine multi-generation living. Planning permission has also been granted for a triple garage, which the foundations have already been built.

The main residence comprises an entrance hallway, 19ft sitting room, 17ft breakfast kitchen, 17ft snug, dining room, utility room, four bedrooms, with en-suite to the master and family bathroom. There is underfloor heating throughout.

The separate annexe comprises a 22ft kitchen/dining/sitting room, 25ft bedroom, utility room, cloakroom, second kitchen area and bathroom.

The village of Sudbrook is perfect for rural living. The neighbouring village of Ancaster is very popular with superb facilities and amenities including a primary school (Rated 'Good' by Ofsted), a butcher, Co-Op supermarket, post office, petrol station, public house, sports and social club and a doctors surgery. A popular Farm SHop is located in nearby

