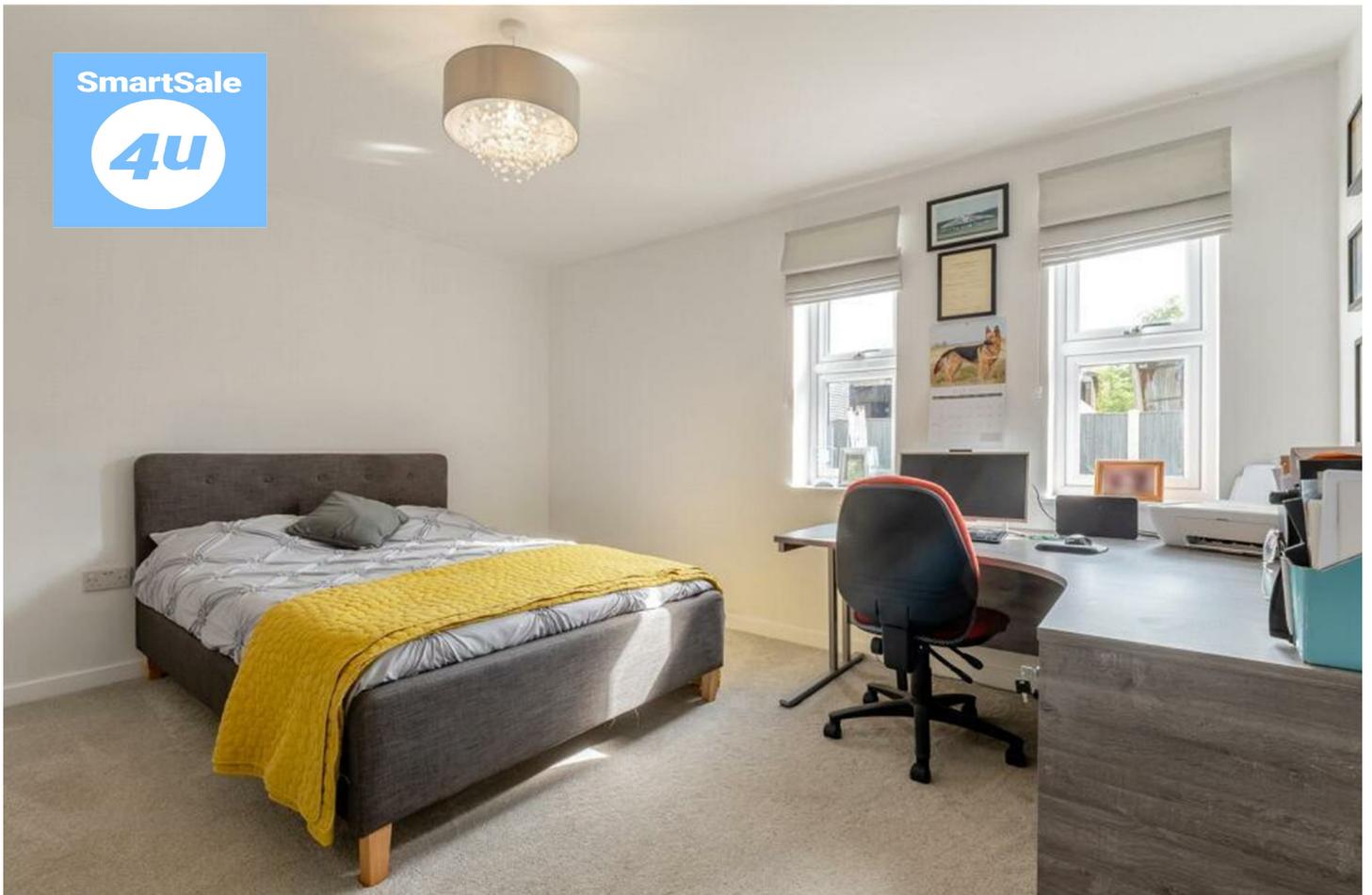


SmartSale

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Coach Road

Hougham, Grantham NG32 2JL

- Set within attractive mature grounds providing a calm, countryside feel
 - Private driveway with ample parking plus a garage
- Dedicated home gym for convenient at-home fitness
- Spacious and thoughtfully arranged single-storey layout
- Beautifully presented four-bedroom detached bungalow in the peaceful village of Hougham
- Two bright and inviting reception rooms, ideal for family living and entertaining
- Generous, well-proportioned double bedrooms throughout

Offers Around £869,995 Freehold





Location

Full Description

Located in the peaceful village of Hougham, Windrush is an impressive five-bedroom, five-bathroom detached bungalow that offers a stylish blend of generous living space, privacy and countryside charm.

Set on Coach Road and surrounded by attractive mature grounds, this beautifully presented home delivers a sense of calm from the moment you arrive. A private driveway leads to ample parking and a triple garage with electric doors, creating both a welcoming approach and practical everyday convenience.

Above the garages, a fifth bedroom with its own ensuite provides superb guest accommodation or an ideal private suite for family members.

Inside, the property opens into bright and well-proportioned rooms that have been thoughtfully arranged to suit both family life and entertaining.

Two inviting reception rooms provide flexible spaces for relaxing or hosting, each enjoying plenty of natural light and pleasant views across the gardens.

A dedicated gym adds further appeal, offering a convenient area for at-home fitness and wellbeing.

The layout flows comfortably throughout, enhanced by air-source underfloor heating which brings consistent warmth and modern energy efficiency to every room.

The home offers a warm, homely atmosphere while still allowing plenty of scope for personal touches and contemporary living. All bedrooms are generous doubles, each designed for comfort and versatility, and complemented by well-appointed bathrooms to ensure privacy and convenience for both family and guests. The property's detached position and sizeable surrounding plot create a wonderful feeling of space, making it ideal for buyers seeking tranquillity without being remote.

Recent architect-designed renovations and extensions completed in 2023 further elevate the home's quality and appeal. Windrush is perfectly positioned for those looking for rural living with excellent connectivity. Grantham and its amenities are within easy reach, and commuters will appreciate the superb transport links including

around 45 minutes by train to London King's Cross, and easy access to the A1, A17, A46 and A52. This sale presents a fantastic opportunity to move into a spacious, beautifully updated home in a highly sought-after Lincolnshire village.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band
EPC Rating **C**



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