



Roxholme Grange
Westcliffe, Sleaford, Lincolnshire. NG34 8RD

BELL





Roxholme Grange

Westcliffe, Sleaford

A highly appealing detached country residence of notable character, where a significant programme of refurbishment has been undertaken since the estate's original acquisition. The external presentation is particularly attractive, with oak weatherboarding, a rosemary-tiled south-facing veranda, and a well-considered position within its surrounding grounds, all contributing positively to first impressions and market appeal.

The property provides a well-balanced and substantial range of family accommodation extending to approximately 2,346 sq ft (218 sq m). This includes five well-proportioned bedrooms with appropriate bathroom and en-suite facilities, three principal reception rooms, a large country-style kitchen, laundry room, and supporting ancillary space.

The house is set within attractive, tree-sheltered grounds extending to approximately 2.73 acres (sts), arranged in a parkland-style setting. There is a substantial driveway providing ample parking, along with clear scope for the addition of a garage block or further outbuildings (subject to the necessary consents). The landholding is also readily adaptable for sub-division into paddocks, which will be of particular interest to purchasers with equestrian or lifestyle land requirements.





ACCOMMODATION

Attractive oak featured **Storm Porch** with panelled front entrance door through to:

Front Entrance Lobby with wood style laminate flooring and coving. Contemporary style glazed door through to:

Hallway of excellent proportions with an attractive return staircase up to first floor, built-in under stairs cloaks/store cupboard, coving, wood style laminate flooring, and radiator

Cloakroom attractively presented comprising wash hand basin with tile splash back and low level WC. Wood style laminate flooring, coving and extractor vent.

Garden Room/Lounge enjoying both southerly and westerly views over the grounds; French doors providing access out onto the garden patio area, coving and radiator.

Sitting Room having a panoramic outlook over the grounds to the south and beyond to open countryside; wood burning stove inset to chimney breast with slate hearth, coving and three radiators. French doors providing access out onto the garden patio area with it sheltering Veranda.

Wonderful Living Dining Kitchen having a northerly view out over the driveway and front grounds and to the south over the main grounds and countryside beyond. The kitchen area has attractive contemporary country style fitted base, drawer and wall units, hardwood work surface areas with single drainer one and a half bowl ceramic sink unit inset. The work surface extends around the adjoining wall with concealed dishwasher, freezer and refrigerator. A further area of work surface again extends around the adjoining wall with cupboard space beneath, space between units for the Flavel Range style cooker with cooker hood and wall cupboard space above. A food preparation islands sits To the centre of the kitchen area with cupboard space below.

There is an open archway through into the dining and living area which has a delightful southerly outlook from the French doors through to the veranda into the patio area and the grounds beyond. Wood style laminate flooring, tiled splash back to all fitted work surface areas, coving, radiator and ceiling spotlights. Door through to laundry room and to Walk-in Store/ Linen room containing the insulated hot water cylinder and central heating controls.

Laundry Room appointed with contemporary country style fitted units and hardwood work surface with single drainer 1 1/2 bowl ceramic sink unit inset with cupboard space beneath.





Additional work surface to one side with space beneath for appropriate laundry, white goods, four drawers and above wall cupboard units. A small area of work surface with cupboard space beneath and general storage cupboard space. Wood style floor covering, splash back to work surface areas, radiator and extractor fan. Glazed panel entrance door to rear grounds.

First Floor - Landing having a large feature stairwell window casement providing an attractive view out over the front grounds and driveway; deep built-in linen cupboard, coving, access to roof space, radiator and wall light fittings.

Bedroom (south west) with a delightful view over the grounds to countryside in part; radiator.

Guest Bedroom (south east) with a delightful view of the main grounds to the south and beyond to open countryside; and radiator. Door through to

En-suite Shower Room having attractive contemporary appointment with built-in shower cubicle to one end with appropriate shower fitting and wall tiling to full height, pedestal wash hand basin with tiled splash back and vanity mirror above and ow-level WC. Ladderback style radiator/towel rail, wood style laminate flooring and extractor vent.

Bedroom (south central) with a view to the grounds and countryside beyond to the horizon; and radiator.

Guest Bedroom (south east) with appealing southerly aspect; and radiator. Door through to:

En-suite Shower Room having attractive contemporary appointment comprising; shower cubicle to one end with appropriate shower fitting and full height wall tiling, pedestal wash hand basin with tiled splash back and vanity mirror above and low-level WC. Ladderback style radiator/towel rail, wood style laminate flooring and extractor vent.

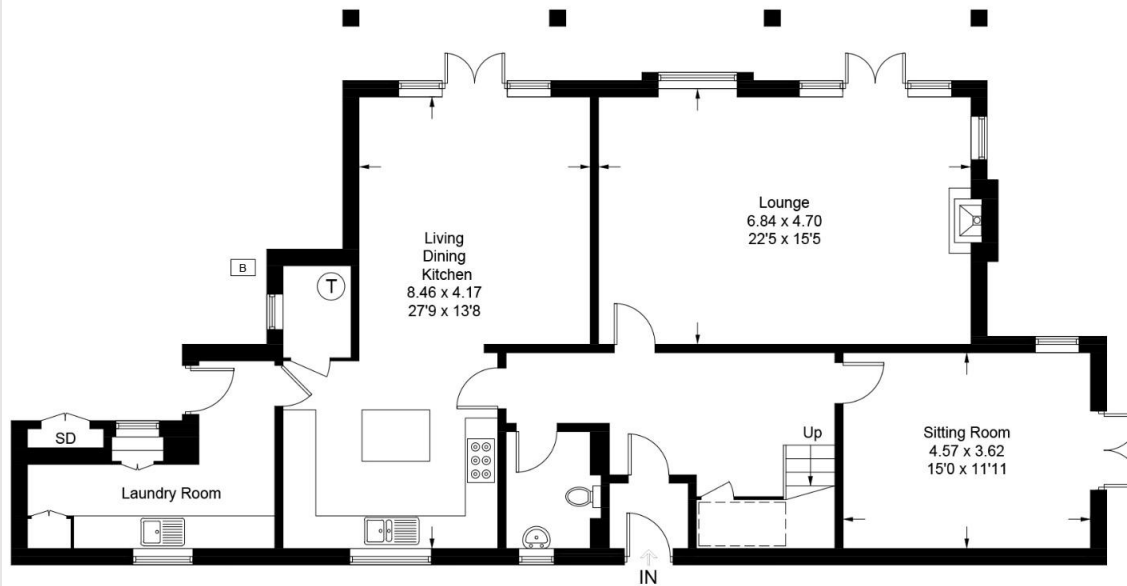
Bedroom with a pleasant view down over the driveway in front grounds, as well as views of the country aspect beyond the gardens to the south; built-in clothes closet to one corner and radiator.

Family Bathroom of good size, having an appealing contemporary appointment comprising; corner shower cubicle with shower fitting and full height wall tiling, panel bath to one wall with accompanying tile splash back, wash hand basin set to vanity surround with cupboard space beneath and one side the low-level WC with concealed cistern. Wood style laminate flooring, radiators/towel rails, inset ceiling spotlights and extractor vent.

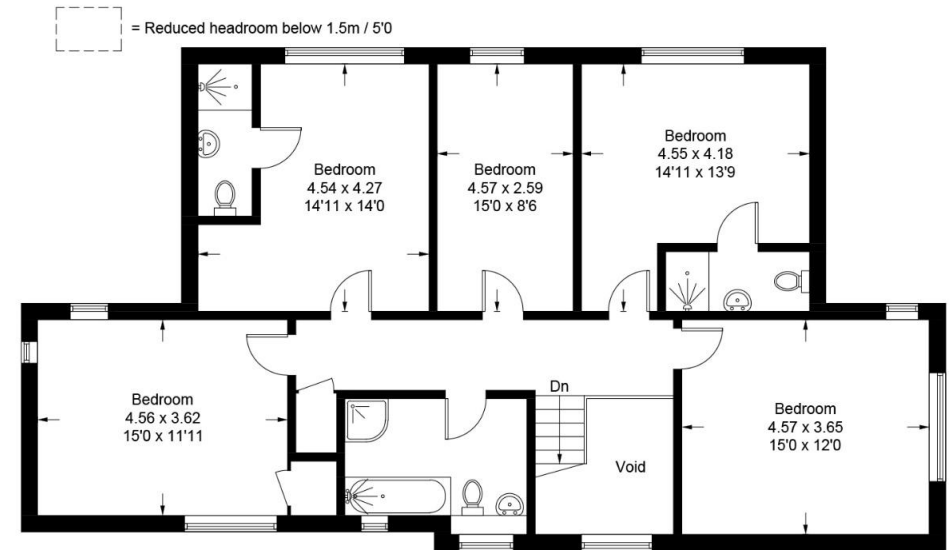


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Approximate Gross Internal Area = 230.0 sq m / 2476 sq ft
External Cupboard = 0.5 sq m / 5 sq ft
Total = 230.5 sq m / 2481 sq ft
(Excluding Void)



Ground Floor



First Floor

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.



THE GROUNDS

The entrance to the property lies directly opposite the junction of Fen Road to Ruskington. There is a stone featured entranceway with the tree sheltered driveway running deep into the grounds to then open up into a large gravel parking area. There is more than ample space for the erection of appropriate garaging, subject to all necessary consents.

The house stands within grounds providing a Parkland style setting with shading trees and coppers inset to sweeping areas of lawn which provide the house with a marvelous discreet setting with appealing open view across Lincolnshire countryside to the south.

To the southern elevation of the house is an attractive rosemary tiled oak featured veranda with accompanying patio area onto which the French doors of the living dining kitchen and sitting room open allowing views of these eye catching grounds and the adjoining countryside.

To the south eastern corner of the house there is a raised seating deck, a useful Timber garden store shed and a small outside Store integral to the house.

There is a further large paved patio area and a raised seating deck set to the western elevation of the house onto which the French doors of the sitting room opens. There is an exterior Grant oil fired central heating boiler to one side of the laundry room, exterior feature light fittings, water tap and power points.

NOTE: Blue section on site map of approximately 0.56 acre, is not included in the sale of the property. Can be purchased separately.

NORTH KESTIVEN DISTRICT COUNCIL: Tax band E

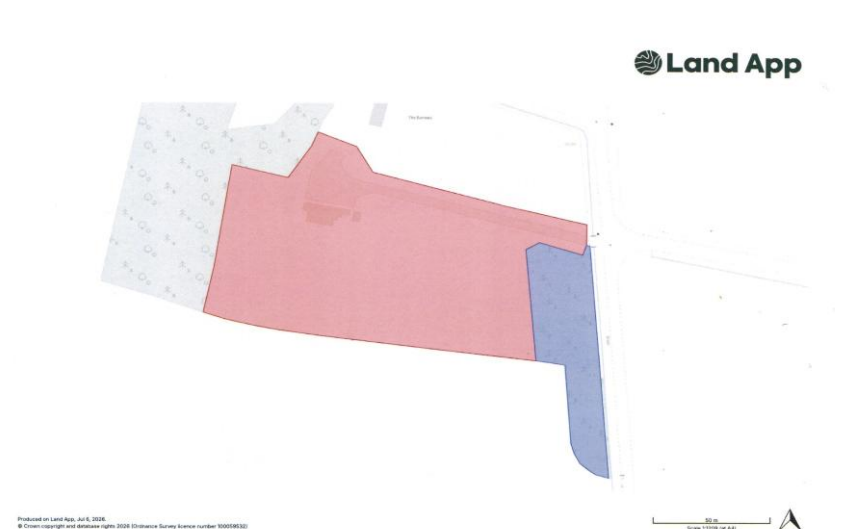
ENERGY PERFORMANCE RATING: D
Oil fired central heating.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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