



# KEEPER'S LODGE

Harston Road, Denton  
Guide £850,000

**BROWN & CO**



# KEEPER'S LODGE

Harston Road, Denton, Grantham, Lincolnshire NG32 1LL

Grantham 6 miles | Stamford 25 miles | Leicester 28 miles  
London 115 miles

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## LOCATION

Keeper's Lodge is located to the east of the village of Harston, around 6 miles to the west of Grantham; a market town with a range of shops and services as well as excellent communications to Peterborough and London beyond. The journey time from Grantham to London Kings Cross is approximately 1 hour 20 minutes.

Harston is well located in respect of the regional road network, with the A1 giving access to Peterborough to the south and Newark-on-Trent to the north, from where arterial roads lead east to Lincoln.

## DESCRIPTION

Keeper's Lodge is a detached property set within mature grounds extending to 6.13 acres. The property is located within open countryside with access from The Drift through which there is a public byway.

Externally Keeper's Lodge benefits from garaging for two cars and stabling for up to three horses as well as an original Victorian kennel with railed run.

The property with its mature gardens also benefits from two enclosures of permanent pasture, which have been subdivided by the current occupant to provide grazing paddocks.



Internally the property benefits from a well-presented kitchen, sitting room and drawing room on the ground floor with the first floor offering two double bedrooms, family bathroom and separate W.C.

The property also benefits from an attached ground floor annex which provides open plan kitchen, dining and sitting room with ground floor bedroom and ensuite.

Keeper's Lodge is let under a Common Law tenancy with the current rent passing being £2,500 per calendar month. Further details are available upon request.



### GENERAL REMARKS & STIPULATIONS

Council Tax: We are advised that this property is in Band F.

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.



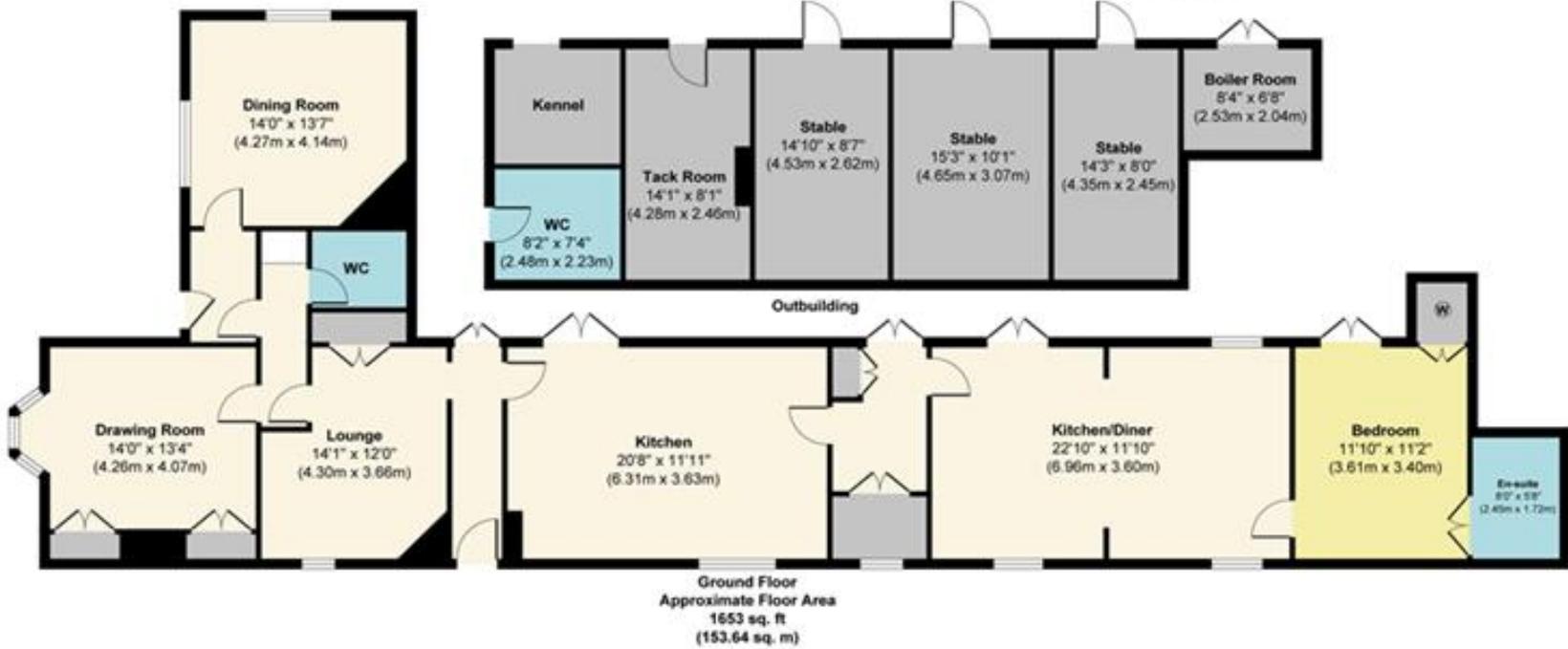
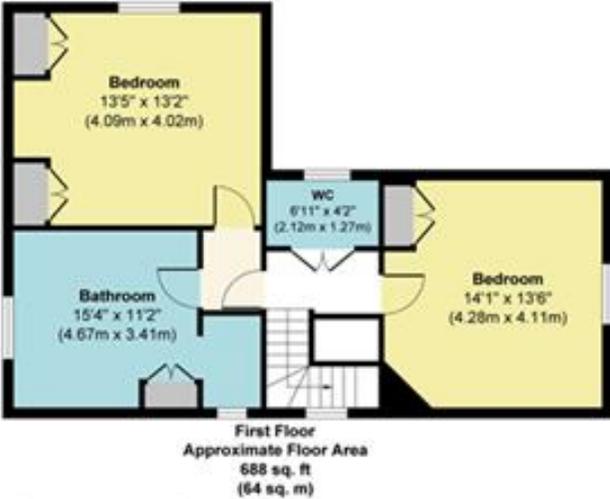
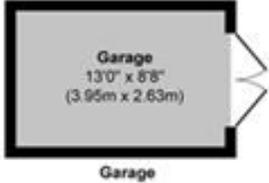
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Viewing: Please contact the Lincoln office on 01522 457800. Agents Note: In accordance with the most recent Anti Money Laundering Legislation, purchasers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



# Keeper's Lodge, Harston Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		



**Approx. Gross Internal Floor Area 2341 sq. ft / 217.64 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in April 2021. Photographs taken 2020.

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