2
Caythorpe

MOUNT & MINSTER

Caythorpe

A large and spacious cottage with newly refurbished accommodation and large double bedrooms, all located in this enviable village with popular local services.

- Village Cottage
- Brick and Stone
- Newly Refurbshed Kitchen
- Spacious Lounge
- Three Double Bedrooms
- Family Bathroom
- Courtyard Garden
- Outbuilding
- Cliff Village Location

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DESCRIPTION

A delightful character cottage set in the heart of this popular Cliff Village with generous sized accommodation and newly refurbished kitchen. Accommodation briefly includes lounge, kitchen diner, three double bedrooms and the family bathroom.

LOCATION

Caythorpe is a popular Cliff village close to the historic city of Lincoln and market towns of Newark, Grantham and Sleaford, with various commuter routes including the A1 trunk road, A46 and access to London via high speed rail network (approx 1hr 6mins from Grantham). The village has a post office, village store, village hall, social club, primary school, medical centre and two public houses, and lies on a bus route between Lincoln and Grantham.

SCHOOLS

Ideally located for growing and mature families, both Grantham, Lincoln and Sleaford are well-regarded for the quality of their local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand, as well as a private mini-bus service from Caythorpe to Lincoln Minster School. Caythorpe is fortunate to also be suitably located for highly respected Sleaford schools including Carre's Grammar School, Kesteven and Sleaford High School Selective Academy and St George's Academy.

ACCOMMODATION

Lounge

12'7" x 19'7" (3.84m x 5.97m)

Kitchen/ Dining Room

19'5" x 11'8" (5.92m x 3.58)

Bedroom One
11'10" x 12'0" (3.63m x 3.68m)

Bedroom Two
12'4" x 11'3" (3.76m x 3.45m)

Bedroom Three
9'1" x 12'4" (2.79m x 3.76m)

Bathroom

OUTSIDE

The property is approached from the quiet lane onto a front terrace and up to the front door. The elevations of the property enjoy both stone and red brick. The rear of the property enjoys a courtyard garden and side access for bins and outbuilding.

SERVICES

The property is centrally heated throughout (oil) with mains water, drainage and electricity.

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: A

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

PARTICULARS

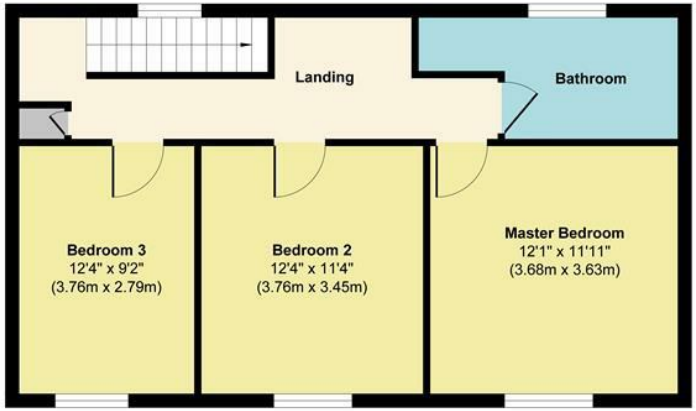
Drafted and photographs taken following clients' instructions of December 2020.

VIEWING

By prior arrangement with the Sole Agents (01476 515329).

ADDITIONAL INFORMATION

South Parade, Caythorpe



First Floor
Approximate Floor Area
572 sq. ft
(53.17 sq. m)

Ground Floor
Approximate Floor Area
572 sq. ft
(53.17 sq. m)

Approx. Gross Internal Floor Area 1144 sq. ft / 106.34 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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