

Acrelea

Rowston



MOUNT & MINSTER



ACRELEA



YU62 GYD

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Rowston

A newly renovated one-of-a-kind country residence, set in the heart of the countryside with stunning views from every aspect and open-plan living to the very highest of standards from top to bottom.

- Detached Residence
- Recently Developed
- Open-Plan Living
- Four Double Bedrooms
  - Two Bathrooms
  - Ample Gardens
- Multiple Outbuildings
  - Double Car Port
  - Summer House
- London Kings Cross: 1 Hour (Grantham)



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### DESCRIPTION

A very special home set on an impressive plot with some of the finest country views and a high quality finish throughout. The current owners have spared no expense to create a spacious home allowing copious amounts of natural light into a property that feels spacious and makes the most of some of the best views for miles around. Accommodation includes a completely open-plan living-kitchen-diner with floor to ceiling glass looking out over the landscaped gardens and over open fields beyond, complimented by a viewing balcony. There are four double bedrooms in addition, together with two contemporary bath/shower rooms and a utility area.

### LOCATION

Rowston is highly desirable village, situated within a small rural parish, within easy reach of major transport hubs, local towns and cities.

The Cathedral City of Lincoln is located around 13 miles north, with Sleaford and Woodall Spa located 6 miles and 12 miles from the village respectively. The nearby towns of Newark and Grantham provide excellent travel connections to London, with travel times of around an hour. The A46, A15 and A1 trunk roads provide easy access in all directions.

### SCHOOLS

Local primary schools include Digby the Tedder Primary School which has an 'Outstanding' Ofsted rating and Digby Church of England School. Close by there are secondary schools which include Carre's Grammar School, St George's Academy and Kesteven and Sleaford High School.

### OUTSIDE

The property is approached off a quiet country lane onto a private driveway offering both an external driveway with car charging point, as well as a separate car part, all of which provide ample parking for multiple vehicles. There is direct vehicular access to a garage/workshop and two side gates providing access to the main gardens.





The rear gardens provide both gravelled areas and two enclosed lawns. There are multiple spaces providing superb areas for outdoor dining and entertaining, as well as multiple outbuildings and a new summer house that is suitable either as a garden room, games room or outdoor office.

#### **SERVICES**

The property is centrally heated throughout (gas) with mains water and electricity all connected to the property. Drainage is to a septic tank.

#### **ENERGY PERFORMANCE**

Rating: B

#### **COUNCIL TAX**

Band: C

#### **METHOD OF SALE**

The property is offered for sale by Private Treaty.

#### **TENURE**

Freehold with vacant possession on completion.

#### **PARTICULARS**

Drafted following clients' instructions of April 2023.

#### **VIEWING**

By prior arrangement with the Agents:  
01476 851400

#### **ADDITIONAL INFORMATION**

For further information, please contact  
Mount & Minster, Grantham:

T: 01476 851400

@: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



## Digby Road, Rowston



**Approx. Gross Internal Floor Area 150.22 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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