



Telford Way
Colsterworth

MOUNT & MINSTER



Telford Way

Colsterworth

Enjoying the best of both worlds, the curb appeal of a character 'chocolate-box' residence in a country village, complimented by the benefits associated with a contemporary new build home.

- Detached Home
- Envable Village
 - Lounge
 - Home Office
- Kitchen & Utility
 - Dining Room
- Six Double Bedrooms
- Three Bathrooms
 - Double Garage
- London Kings Cross: 1 Hour (Grantham)



MOUNT & MINSTER

DESCRIPTION

Situated in a prominent position in an equally attractive village famously recognised as the birth place of Sir Isaac Newton, this beautiful modern home enjoys a character feel, yet is built to modern construction methods, giving the discerning buyer the opportunity to acquire a spacious and efficient home that is also attractive and befitting of it's rural position. Accommodation briefly includes a breakfast kitchen with an additional dining room, a dedicated home office on the ground floor, a spacious lounge, six generous double bedrooms and three bathrooms, including two ensuite.

LOCATION

The village of Colsterworth, just off the A1, has a good range of amenities including public house, doctors surgery and a two village shops including an impressive Co-Op supermarket. The village is situated some 9 miles south of Grantham where there is an excellent train service to London Kings Cross with a journey time of approximately 1 hour.

Grantham has its own multiplex cinema and benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer shopping village is under construction just outside of the town.

SCHOOLS

Grantham is well-regarded for the quality of its 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, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand.





OUTSIDE

The property is approached up a paved pathway to the front door with its covered porch, complimented by lawns either side, as well as trees and shrubs. The rear garden is predominately laid to lawn with a plethora of shrubs and flower beds, together with a paved terrace area proving a superb space for outdoor dining and entertaining. A side gate leads to a private driveway with parking for multiple vehicles and a pedestrian door into the double garage.

SERVICES

The property is centrally heated throughout with mains water, gas, drainage and electricity all connected. There are solar panels both on the principal residence as well as the garage which benefit from annual Feed In Tariff payments.

ENERGY PERFORMANCE

Rating: TBC

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior arrangement with the Agents (01476 851400).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster

T: 01476 851400

@: info@mountandminster.co.uk

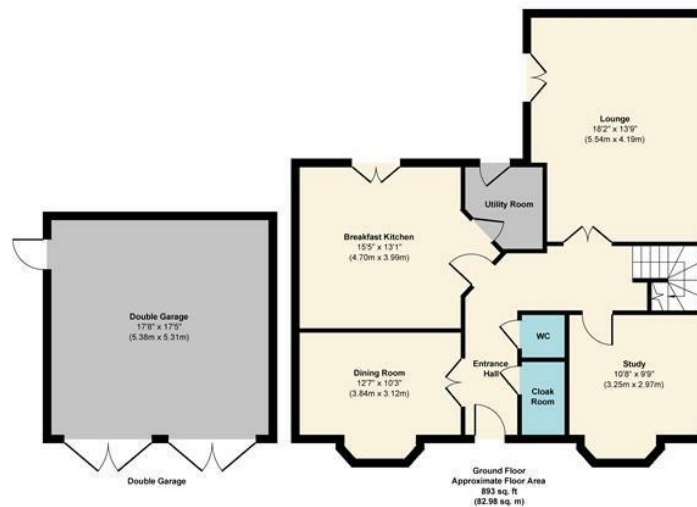
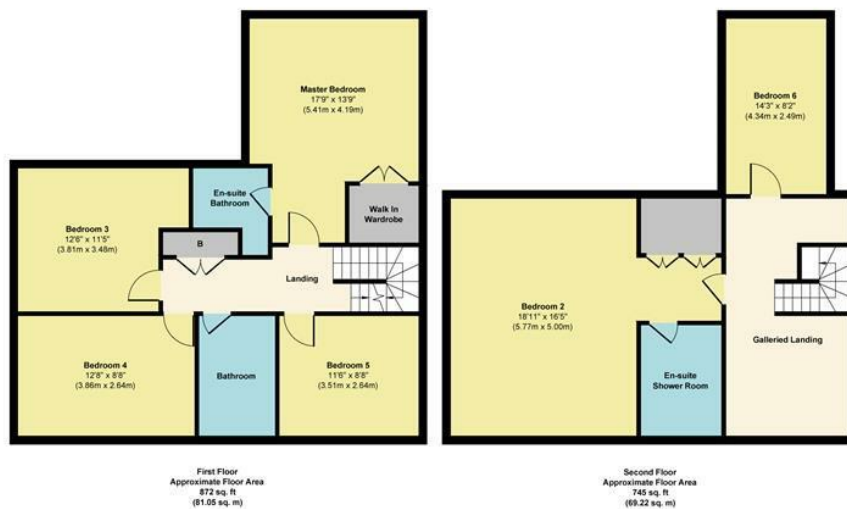
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Telford Way, Colsterworth



Approx. Gross Internal Floor Area 2510 sq. ft / 233.25 sq. m

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

Produced by Elements Property

