



Manor Park
Hougham

MOUNT & MINSTER



Manor Park

Hougham

Situated on The Green in this quiet village with excellent neighbouring amenities, this beautiful home offers spacious living at its very finest, just one hour by train to London from nearby Grantham.

- Detached Residence
 - Lounge
 - Dining Room
 - Garden Room
 - Home Office
- Four Double Bedrooms
 - Two Bathrooms
 - Double Garage
- Front & Rear Gardens
- London Kings Cross: 1 Hour (Grantham)



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DESCRIPTION

A spacious, well-presented executive dwelling situated on The Green with a private, open aspect to both the front and back in this popular and pretty village. Offered with no onward chain, this beautiful home offers the discerning buyer to acquire a private residence enjoying a spacious lounge with an open fire, garden room, dining room, home office, kitchen with dedicated adjoining breakfast room, utility, four double bedrooms and two bathrooms, including one ensuite to the master.

LOCATION

Hougham is a residential village with local services found in neighbouring Marston which enjoys a primary school, public house with shop for daily essentials and impressive church. Local shopping facilities can be found in nearby Long Bennington.

Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already 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. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa. Local 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 outlet is currently being constructed.





Hougham is also conveniently located close to Newark, a charming market town steeped in history and Georgian architecture, large Waitrose supermarket, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.

SCHOOLS

As well as the neighbouring primary school in Marsrton, additional 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 to Lincoln Minster School. Long Bennington Church of England Academy is located 4 miles west of the village.

OUTSIDE

The property is approached through double gates onto a large gravel driveway with parking for multiple vehicles. There is direct vehicular access to the double garage, as well as a large patio in front of the Garden Room providing an ideal space for outdoor dining and entertaining. The rest of the front garden is made up of lawn with pretty trees and shrubs with a hedgerow to the boundary.

The rear garden has been carefully and cleverly landscaped to provide different areas with different features. Opposite a convenient gate onto The Green, there is a low-maintenance gravelled areas providing further seating, as well as a small lawned area to the side providing the base for a greenhouse. Moving further along there is a central lawn, which leads onto another gravelled area with an established pond and more seating.

SERVICES

The property is centrally heated with mains electricity, water and drainage all connected.

ENERGY PERFORMANCE

Rating: E





Manor Park, Hougham



Approx. Gross Internal Floor Area 2494 sq. ft / 231.80 sq. m

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

Produced by Elements Property



