



High Street  
Caythorpe

MOUNT & MINSTER







## High Street

Caythorpe

Prominently set in the heart of this attractive Cliff Village with extensive accommodation and impressive gardens, this splendid residence offers character from top to bottom.

- Detached Residence
- Three Reception Rooms
  - Kitchen & Utility
- Four Double Bedrooms
  - Two Bathrooms
- Modernisation Required
- Cliff Village Location
  - Private Parking
  - Beautiful Gardens
  - No Onward Chain



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#### DESCRIPTION

This beautiful mews house offers period features throughout in an extensive and comfortable home. Accommodation includes a large lounge, a garden room, a private study, a kitchen diner with separate utility, four double bedrooms and two bathrooms. The property requires modest modernisation to bring the house up to a high standard, giving the opportunity for the new owners to add value.

#### OUTSIDE

The property enjoys private parking outside the principal dwelling. There are a number of gardens which are predominately laid to lawn with a number of flower beds, shrubs and perennials. A garden shed provides additional storage.

#### LOCATION

Caythorpe is a popular and pretty Cliff Village, serviced by a very good selection of amenities including a village shop and Post Office, doctors surgery with an integral pharmacy, primary school, two public houses, sports club and leisure facilities, an active village hall, hair salon and antiques shop.

The village is also popular for its excellent location, giving good proximity to superb transport links and local towns/cities. Grantham is a market town located just 9 miles south and, as well as providing extensive shopping facilities, also benefits from a main line station to London Kings Cross taking just 60 minutes, offering excellent commuting opportunities. Similarly, Newark is just 12 miles west and is also on the main line between London and Edinburgh.

#### SCHOOLS

Ideally located for growing and mature families, 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. Sir William Robertson Academy is located in nearby Welbourn, 5 minutes north of Caythorpe. A primary school is located in the village within walking distance of the property.

#### SERVICES

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

#### ENERGY PERFORMANCE

Rating: F







**COUNCIL TAX**

Band: E

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession on completion.

**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)

**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.









# High Street, Caythorpe



**Approx. Gross Internal Floor Area 2323 sq. ft / 215.88 sq. m**

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

Produced by Elements Property



