



Lofty Trees
Allington

MOUNT & MINSTER

LOFTY TREES



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Extending to an impressive 3,500 sqft, this generous single storey dwelling offers flexible and premium living accommodation in a sought-after village, while having the added benefit of an additional self-contained annexe.

- Principal Single-Storey Dwelling
 - Five Reception Rooms
 - Four Double Bedrooms
 - Two Bathrooms
 - Self-Contained Annexe
 - Fifth Bedroom
 - Additional Lounge
 - Shower Room
 - Double Garage
- Landscaped Gardens



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DESCRIPTION

Situated opposite grazing paddocks in the heart of this hugely popular village, this versatile residence offers the discerning buyer the opportunity to acquire a spacious and prominent single-storey dwelling with an additional annexe with potential for further development. Accommodation includes a spacious reception hall with an office and a cloakroom, a kitchen with adjoining breakfast room, a family room and additional living room, a dining room, four double bedrooms and two bathrooms, including an ensuite to the master.

OUTSIDE

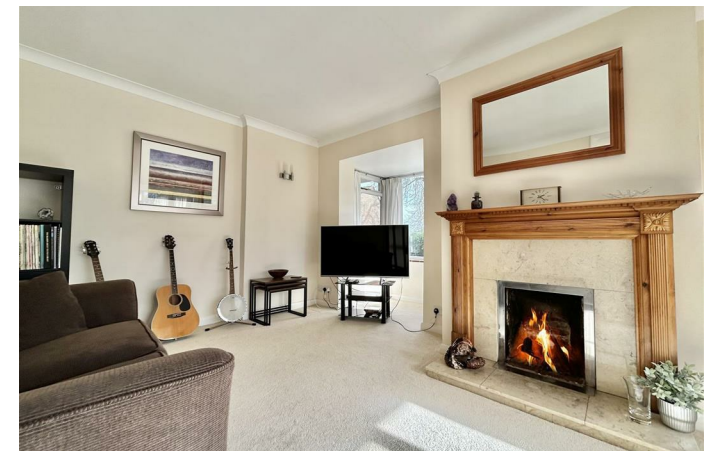
The property is approached onto a gravel driveway with additional parking on a further paved driveway as well. There is a raised lawn with direct vehicular access to the double garage and a pedestrian door to the annexe. A paved driveway leads to the front garden which is gated and enclosed with a brick wall. This benefits from a further lawned area and a superb paved patio providing an ideal space for outdoor dining and entertaining.

The southern garden is paved outside the door with a further seating area, with an adjoining lawned garden bordered by attractive and mature trees. The rear of the property is accessed via a path with further beds and perennials.

LOCATION

Allington is superbly located approx 5 miles North West of Grantham nestled in attractive and open countryside. The village benefits from a primary school, a well-respected pub and a beautifully converted Grade II listed country house hotel. There are playing fields and children's play areas both within walking distance.

The village is sought after due to its close proximity to major transport links, including the A1 and Grantham Train Station with direct and fast links to London Kings Cross (1 hour). The historic and thriving market town of Grantham similarly boasts a convenient central location, with excellent transport links to nearby Stamford, Lincoln, Newark and Nottingham, as well as great facilities and acres of unspoiled countryside close-by. The town has its own independent cinema, arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports.





The local countryside, much of which can be seen from this attractive property, provides an ideal setting for family excursions and there are numerous quaint villages, nature reserves and historic sites to visit in close proximity. 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.

SCHOOLS

Local Primary Schools include Allington and Sedgebrook Church of England School, as well as Long Bennington Church of England School, both of which were recently rated as Outstanding by Ofsted. Secondary Schools of particular note are The King's School and Kesteven Girls School, both in Grantham and rated as Outstanding, as well as Grantham Prep International School, again rated as Outstanding.

SERVICES

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

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: G

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.





The Green, Allington



Approx. Gross Internal Floor Area 2509 sq. ft / 233.10 sq. m (Excluding The Annexe & Double Garage)
Approx. Gross Internal Floor Area 3557 sq. ft / 330.50 sq. m (Including The Annexe & Double Garage)

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

Produced by Elements Property

