

Thwaite

Frieston



MOUNT & MINSTER



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A bespoke built private residence with stunning views and enchanting gardens, all situated on the edge of this charming Cliff Village with superb local amenities and travel connections.

- Detached Bespoke Home
- Far-Reaching Rural Views
- Nearly 4,000 Square Feet
 - Large Reception Hall
 - Three Reception Rooms
 - Four Bedrooms
 - Three Bath/Shower Rooms
- Double Garage & Workshop
 - Landscaped Gardens
 - Electric Gates



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DESCRIPTION

Originally constructed 23 years ago, this is the first time this spacious and prominent residence has ever been offered for sale. Sitting on a generous plot with impressive gardens and stunning views over the open countryside, 'Thwaite' is an impressive home that is situated on the edge of this pretty Cliff Village within easy reach of local amenities, including Grantham rail station within an hour of London. Accommodation includes a splendid central reception hall, a light and dual aspect breakfast kitchen, a south-facing sunroom with patio doors directly out onto the patio, both a lounge and a separate family room, a utility room and a walk-in pantry, four sizeable bedrooms with a considerable ensuite to the master, as well as a family bathroom.

OUTSIDE

Situated in a private cul de sac of five houses, the property is accessed through electric gates onto a large, paved driveway with ample parking for multiple vehicles. There is also parking for a motorhome or caravan to the side of the property. There is a raised garden to the front which is predominately gravelled with flower beds to the borders and shrubs. There are gates either side of the house which provide access to the rear garden.

The back has been beautifully landscaped to create multiple areas for the keen gardener. They're dedicated beds for fruit and vegetables, complemented by polytunnels. A small pond is located at the bottom of the garden which is surrounded by grass. The central feature of the garden is a timber pergola walkway with gravelled pathways leading off to multiple flower beds, providing colour all year round. A paved terrace provides an ideal space for outdoor dining and entertaining, together with a decking area providing superb exposure to the evening sun in the spring and summer months.

LOCATION

The villages of Frieston and Caythorpe merge together and offer a variety of amenities. They are both popular and pretty Cliff Villages, serviced by 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, car garage, hair salon and separate beauty salon.

Frieston 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. Frieston 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, about 5 minute drive.

SERVICES

The property is centrally heated (oil) throughout with mains water, electricity and drainage all connected. There is also a central vacuum system throughout the house. The property benefits from underfloor heating both upstairs and downstairs.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: G

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior appointment with the agents: 01476 851400.

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.





Nettlecroft Lane, Frieston



Approx. Gross Internal Floor Area 3858 sq. ft / 358.46 sq. m

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

Produced by Elements Property

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