



Post Office Yard  
Leadenham

MOUNT & MINSTER

## DESCRIPTION

A stunning new build home offering the discerning buyer the opportunity to acquire a prominent residence that offers the best of both worlds; the aesthetics of a traditional Ancaster stone Cliff Village home, with the benefits of contemporary, open-plan living. Built to an exceptional standard by the multi-award winning developer Glenrowan Homes, this beautiful property has premium accommodation to include a lounge and separate study/home office, a bespoke open-plan Symphony kitchen with French doors into the garden, a large utility, four well-proportioned bedrooms and beautifully appointed bathrooms.

## OUTSIDE

The property is approached via a pretty covered porch to the front with a small grass area either side. The rear driveway accommodates space for multiple vehicles and direct access to the single garage. A side gate leads through to the enclosed stone-walled garden with paving immediately surrounding the principal dwelling and an ample lawned area.

## LOCATION

Leadenham is an attractive Cliff Village accommodating a selection of large, prominent country residences which are highly sought-after in the area. As well as hosting Lincolnshire's Polo Club, it also benefits from a garage, shop, post office and beauticians. The neighbouring village of Fulbeck also accommodates The Hare & Hounds, a popular public house with patrons travelling from miles around.

Neighbouring Navenby offers superb local services including an award winning butcher, a Co-Op foodstore, a bakery, a good selection of pubs, a pharmacy, an antiques centre, Indian and Chinese take-aways, florist, barbers, beauty and hair salon, fish and chip shop, dress agency, tea rooms and a very active Community Centre.

Excellent rail links are located at both Newark and Grantham, the latter taking an hour to Kings Cross, London.

## SCHOOLS

The local area provides a wide range of excellent and highly regarded schools. These include Lincoln Minster (12 miles), The Priory and Carre's Grammar in Sleaford (12 miles) as well as The Kings' School and Kesteven & Grantham Girls' School in near-by Grantham (14 miles). Kesteven and Sleaford High is a selective academy for girls. Sir William Robertson Academy is within walking distance and located just outside the village. Local primary schools include Brant Broughton (rated Outstanding by Ofsted) and Leadenham. Highfields, in nearby Newark (8 miles), is also a well regarded independent school and day nursery.

## SERVICES

The property is centrally heated throughout (air source heat pump) with mains water, electricity and drainage all connected to the property. The air source heat pump includes a free three year remote access link.

## ENERGY PERFORMANCE

EPC: B

## 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).

## 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.

