



Mayfields
Fulbeck

MOUNT & MINSTER

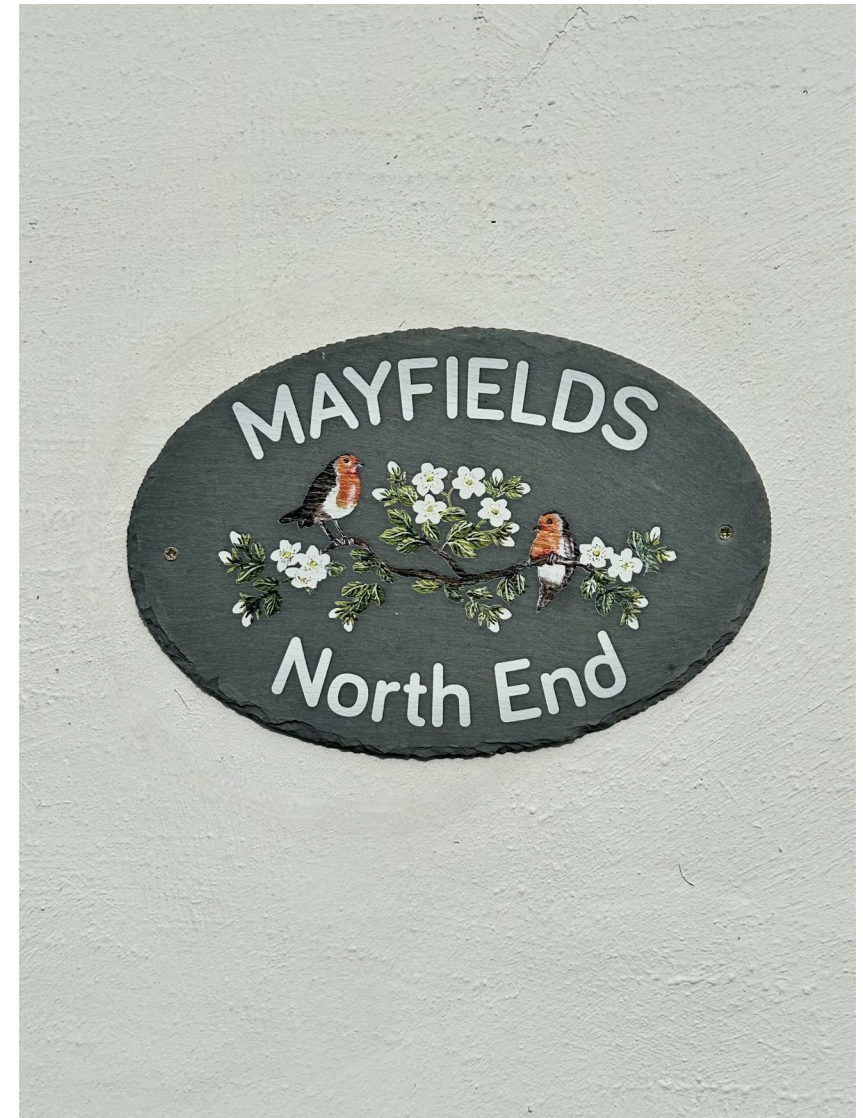


Mayfields

Fulbeck

Enjoying some of the most glorious views in the East Midlands, this splendid residence is situated in one of the most sought-after villages in Lincolnshire with enviable gardens and versatile accommodation.

- Detached Dwelling
- Stunning Views
- Three Reception Rooms
- Four Double Bedrooms
 - Kitchen Diner
- Bathroom & Shower Room
 - Garage
- Beautiful Gardens
- Cliff Village Location
- London Kings Cross: 1hr (Grantham)



MOUNT & MINSTER

DESCRIPTION

A very well proportioned dwelling offering flexible accommodation with bedrooms over two floors, all situated in an enviable Cliff Village enjoying some of the most stunning views for miles around. Accommodation briefly includes a lounge, snug/office, kitchen diner, four bedrooms, a recently constructed garden room taking advantage of the breath-taking views, a family bathroom and a separate shower room.

OUTSIDE

The property is approached onto a large paved driveway with parking for multiple vehicles. There is also a raised gravel area with additional parking as well as a garage with up-and over-door. There is side access to both the gable-ends of the property leading down to the rear of the property.

The rear of the property is laid mainly to lawn, with various trees, shrubs and flower beds providing a beautiful aspect to look out over from the main residence. There is a raised terrace for outdoor eating and entertaining opposite the bifold doors from the garden room. At the top of the garden below the balcony is a workshop/outbuilding with lighting and mains sockets.

LOCATION

Fulbeck accommodates some of the most prominent private homes for miles around. The smaller character cottages are attractive and highly sought after. The village benefits from a beautifully maintained cricket green and playing fields. A children's play ground and recreational areas are located at the edge of a football pitch.

A popular working Arts and Crafts Centre is located within the village with a variety of visitor attractions. The Tack Room offers a fine range of drinks and refreshments. Fulbeck village is possibly known best for one of the most popular Pubs in the area. The Hare & Hounds not only has a good selection of local brews, but the food is also to a very high standard. Nearby, The Brownlow Arms in Hough-on-th-Hill provides another level of fine dining in an equally attractive village location.

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Syston Park Farm, 10 mins south of Fulbeck, offers superb fresh produce both in the shop itself, and outside for visitors to pick their own. A smaller farm shop is also located in Leadenham, 2 mins north of Fulbeck, together with a polo club.

Fulbeck is ideally situated close to Grantham, providing superb travel to London Kings Cross in 1 hour. Newark is also conveniently located just 10 miles west of Fulbeck with additional main line links.

SCHOOLS

A number of highly regarded schools are located in close proximity to Fulbeck, including Lincoln Minster, The Priory and Carre's Grammar in Sleaford. The Kings' School and Kesteven & Grantham Girls' School are both situated in near-by Grantham, as well as Grantham Prep International School. Sir William Robertson Academy is located five minutes away in Welbourn.

SERVICES

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

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: C





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: 011476 851400

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01476 851400

e: 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.





North End Lane, Fulbeck



Approx. Gross Internal Floor Area 2234 sq. ft / 207.70 sq. m (Including Garden Room)

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

Produced by Elements Property

