



King's Meadow  
Leadenham

MOUNT & MINSTER



## DESCRIPTION

King's Meadow, by multi-award winning Glenrowan Homes, is a premium and hugely anticipated development of 25 exclusive homes that offer a little bit more than your standard new build. Firstly, the location is enviable. Situated in an area the Times national newspaper recently recognised as one of the 'Best Places to Live', the Lincolnshire Cliff Villages offer charm, prominence and some of the prettiest and most aesthetically pleasing private residences in the UK. With the convenience of local main line station to London located at nearby Newark and Grantham, the latter takes just 1 hour to Kings Cross.

The beautiful homes that are being constructed are of a premium quality, offering the discerning buyer the best of both worlds; modern and efficient construction methods with a focus on larger, open-plan kitchens with high-quality kitchens and bathrooms that are far superior to most others (with the opportunity to choose your own bespoke options), while also successfully incorporating the character and grace that defines the area and surrounding countryside.

The Burghley is the most affordable property type on the development, with the added benefit of having the opportunity to acquire a 50% share of the freehold, allowing the fortunate new owner the opportunity to get on the housing ladder with a more limited budget, while at the same time enjoying a high-end home that incorporates the same up-market finish that the detached residences offer. This includes a large, open-plan 'Symphony' kitchen with bifold doors leading out to the garden, a large utility room and downstairs cloakroom, a lounge just off the entrance hall, with stairs leading up to three generous bedrooms and two luxury bathrooms, including an ensuite to the master.

Additional features include integrated appliances, air source heat pump with a complimentary three year remote access link, lawned garden with paved patio and a side gate leading out to the side aspect.

## 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.

## 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.

## ENERGY PERFORMANCE

EPC Rating: TBC

## METHOD OF SALE

The property is offered for sale by Private Treaty. A deposit of £1,000 will reserve the plot on the acceptance of a successful offer.

## 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.



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