

Staples Court
Great Ponton



MOUNT & MINSTER



Staples Court

Great Ponton

A spacious and handsome home set in the heart of an equally attractive village, tastefully combining character elevations with a contemporary interior, all within close proximity to transport links and local amenities.

- Detached Residence
 - Kitchen & Utility
 - Lounge
 - Family Room
 - Home Office
 - Dining Room
 - Five Bedrooms
- Three Bathrooms
 - Dressing Room
 - Double Garage



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DESCRIPTION

Standing prominently in the heart of this 'chocolate-box' village with a fine collation of similarly attractive homes, this modern home adopts a character look from top to bottom, while enjoying a contemporary construction to give peace of mind and the best of both worlds.

Accommodation briefly includes a spacious reception hall with central staircase, a lounge with a log-burner, a dining room directly off the entrance hall, a generous home office, a family room or snug, the breakfast kitchen and an adjoining utility room. Upstairs there are four bedrooms, an ensuite and the family bathrooms, together with an additional master suite with both a modern ensuite bathroom and a dressing room.

OUTSIDE

The property is approached off a private close through double gates onto a paved driveway with ample parking for multiple vehicles, including a caravan or motorhome. There is an enclosed front garden which is predominately laid to lawn, bordered by gravel pathways and beds. A greenhouse is situated to the front and a side decking area is located on the gable end of the house.

A gate is located to the side which leads to the rear garden which enjoys a large garden shed and another smaller lawned area.

LOCATION

The pretty and tranquil village of Great Ponton benefits from a primary school, church, Village Centre and playing fields used by the local football and cricket clubs. Great Ponton is approximately 4 miles from the market town of Grantham.

Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, 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.

Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer outlet is currently being constructed near the A1 trunk road.





SCHOOLS

Grantham is well-regarded for the quality of its 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, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand. The village also benefits from a popular primary school with a very good local reputation.

SERVICES

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

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior arrangement with the Sole Agents (01476 851400).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster, Grantham:

T: 01476 851400

@: 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.





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Approx. Gross Internal Floor Area 2708 sq. ft / 251.60 sq. m

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

Produced by Elements Property

