

Thurlby



MOUNT & MINSTER



Thurlby

An attractive and spacious home, enjoying ample gardens to both the front and rear with immaculate accommodation from top to bottom and just ten minutes drive into the Cathedral City of Lincoln.

- Family Residence
- Two Reception Rooms
- Open-Plan Living Kitchen
- Utility & Shower Rooms
 - Five Bedrooms
 - Three Bathrooms
 - Double Garage
- Front & Rear Gardens
 - Pretty Village
- London Kings Cross: 1hr10mins (Newark)



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DESCRIPTION

Set in an attractive country hamlet, yet within easy proximity to nearby Lincoln, this prominent family residence stands well within its extensive grounds with copious amounts of kerb appeal. The impressive living space has been meticulously updated by the current owners to create a comfortable and envious home with accommodation that includes a large, open-plan kitchen with living and/or dining space, a formal lounge with an open fire and double aspects looking out over both the front and rear gardens, an additional reception room that can accommodate both formal dining and/or additional living space or snug area, a downstairs shower room and utility space, five generous bedrooms upstairs complemented by three bathrooms, two of which are ensuite.

OUTSIDE

The property is approached up a gravel driveway with the open front lawns to either side with attractive chestnut trees to the boundary. There is direct vehicular access to the double garage and discreet bin storage. The front lawn has a side fence which allows the rear garden to be completely contained and ideal for dogs. The rear garden is predominantly laid to lawn with an impressive tree house that required planning consent and a garden store. There is a dog-run and an enviable terrace providing an ideal space for outdoor eating and entertaining.

LOCATION

Thurlby is a hamlet located approximately 9 miles south west to the City of Lincoln and 9 miles north east of the market town of Newark. The village of Bassingham is approximately 1.6 miles away and is a popular Lincolnshire village benefiting from two public houses, a primary school, a post office, doctors surgery and a village shop with a popular local butcher. Bassingham benefits from an active community with many clubs and activities arranged for children and adults.

Excellent transport links to London are available via train from either the nearby City of Lincoln or the historic market town of Newark-On-Trent which is most local residents find a bit easier and quicker. Nearby airports include East Midlands and Humberside. The A1 trunk road is within commuting distance.





SCHOOLS

Witham St Hughes Academy is rated outstanding by Ofsted, with Bassingham Primary School close by, rated good. The area has a wealth of favourable secondary schools including Sir Robert Pattinson Academy, Sir William Robertson Academy and The Priory Academy LSST in Lincoln. There are also several private schools locally, with Lincoln Minster School educating children between the ages of three and eighteen, as well as Burton Hathow Prep School and St Hugh's School in Woodhall Spa.

SERVICES

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

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: F

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster.

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@: info@mountandminster.co.uk

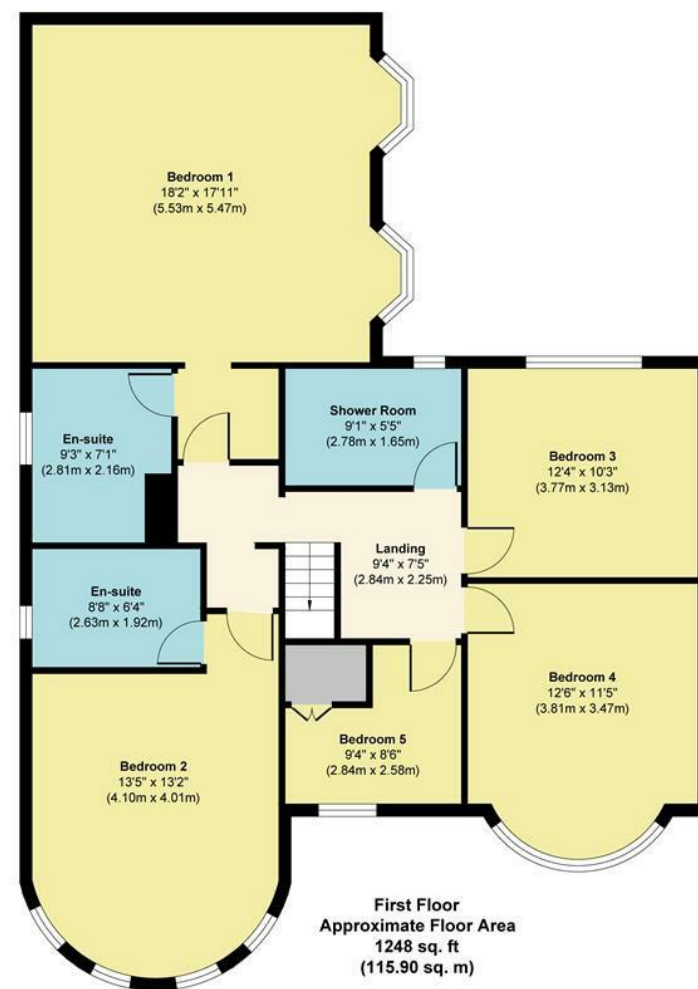
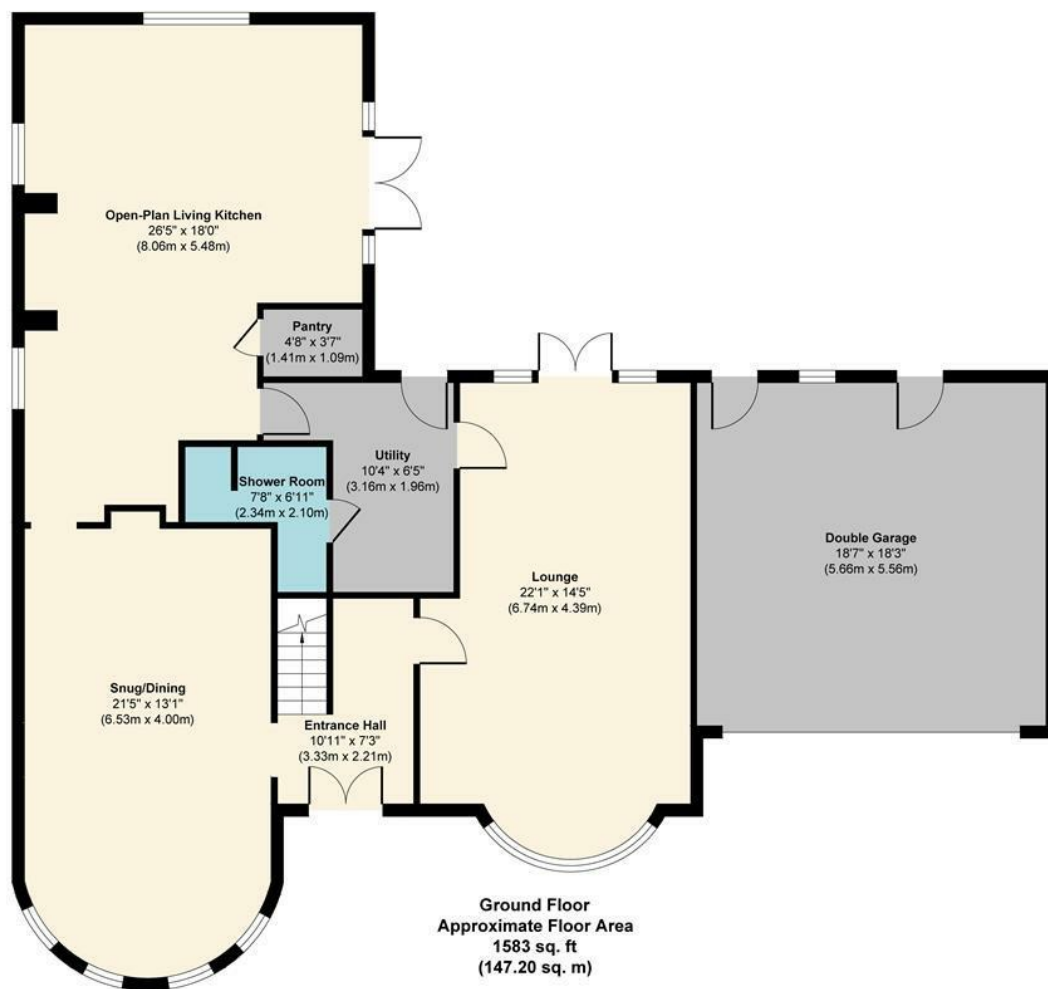
BUYER IDENTITY CHECKS

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.





Thurlby, Lincoln



Approx. Gross Internal Floor Area 2831 sq. ft / 263.10 sq. m

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

Produced by Elements Property

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