



Wilkinson Road  
Foston

MOUNT & MINSTER







# Wilkinson Road

Foston

Set on a quiet close yet within easy reach of major local transport links, this well-proportioned single storey dwelling offers flexible and comfortable living accommodation on a generous plot.

- Detached Bungalow
- Feature Inglenook Fireplace
  - Large Lounge
- Kitchen with Garden Views
- Four Spacious Bedrooms
  - Flexible Living
- Ample Private Parking
  - Carport & Garage
  - Large Garden
- London Kings Cross: 1hr (Grantham)



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### DESCRIPTION

A well-presented and spacious residence, offering versatile and flexible living in a comfortable home that sits on a generous plot. This splendid single storey dwelling has well-proportioned accommodation including a large reception room that easily facilitates both living and dining areas with a hugely prominent and impressive inglenook fireplace, a kitchen with a breakfast bar and views out over the garden, four generous bedrooms, one of which would also be suitable with it's French doors out onto the patio as either a garden room, playroom, snug or home office, together with the family bathroom.

### OUTSIDE

The property is approached off a quiet close onto a paved driveway with ample private parking for multiple vehicles. There is a small land area to the front and the side elevation has large gates which secures a long car port which leads down to the garage.

The rear garden is superior to most in the local area, with a paved patio immediately outside the principle dwelling providing an ideal space for outdoor dining and entertaining, which is complemented by a long lawn with various areas that accommodate swings and climbing frames, ample space for a large trampoline, a greenhouse and a plethora of attractive trees.

### LOCATION

Foston is a small village some 6 miles north of Grantham just off the A1. It is also 7 miles south of Newark and 18 miles east of Nottingham. Nearby Long Bennington boasts many amenities including local shopping facilities, quaint cafe, a popular Primary School (rated 'Good' by Ofsted) and an excellent doctors surgery. Leisure facilities include a bowling green and tennis courts.

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 town itself benefits from a fast and reliable rail service into London Kings Cross (1 hour). It 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 shopping village is currently under construction.







#### **SERVICES**

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

#### **ENERGY PERFORMANCE**

Rating: D

#### **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: 01476 851400

#### **ADDITIONAL INFORMATION**

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

T: 01476 851400

e: [info@mountandminster.co.uk](mailto: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.









## Wilkinson Road, Foston



**Approx. Gross Internal Floor Area 1508 sq. ft / 140.12 sq. m (Including Garage & Outbuilding)**

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

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