



Stone Lane
Haddington

MOUNT & MINSTER



Stone Lane

Haddington

An idyllic home on a large plot and offering the best of both worlds; contemporary elegance in a character country residence.

- Character Cottage
- Rural Setting
- Open-Plan Living Kitchen
- Play Room/Snug/Home Office
 - Two Double Bedrooms
 - Family Bathroom
- W.C. & Utility/Boot Room
 - Under Floor Heating
 - Approx. 1/3 acre
- Double Garage Consent



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DESCRIPTION

Tucked away down a quiet lane and located at the end of a sweeping gravel driveway, this graceful semi-detached cottage has been meticulously and extensively renovated to the highest of standards to create a charismatic home with open-plan living at its finest. Accommodation includes an open-plan kitchen with integrated appliances and a large island with bar area, complemented by space for living furniture or dining if preferred. An additional reception room allows for further flexible living, ideal as a snug, home office, playroom or dining room. There is a ground floor W.C. together with a separate utility room or boot room. Upstairs there are two bedrooms and a bathroom with both a bath and a separate walk-in shower.

OUTSIDE

The property is approached up a sweeping gravel driveway towards the house with just under a third of an acre of lawns running the entire length of the driveway. There is ample private parking for multiple vehicles and an electric car charger.

LOCATION

The property is located up Stone Lane which is a quiet country lane with no through traffic. The village of Haddington lies within easy commuting distance of the market town of Newark-on-Trent which has fast rail links to London Kings Cross as well as access onto the A1. The Village is conveniently situated for access onto the historic Cathedral City of Lincoln, whilst a range of amenities, shops and leisure facilities are located in nearby Witham St Hughes, Bassettham and North Hykeham.





SCHOOLS

There is a range of excellent education facilities nearby with good primary schools located at both Bassingham and Witham St Hughes as well as access to a range of good secondary schools including the Priory LSST in Lincoln.

SERVICES

The property is centrally heated throughout (air source) with under floor heating to the ground floor. Mains water and electricity are connected, with drainage to a newly installed private plant.

ENERGY PERFORMANCE

Rating: B

COUNCIL TAX

Band: TBC

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

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

ADDITIONAL INFORMATION

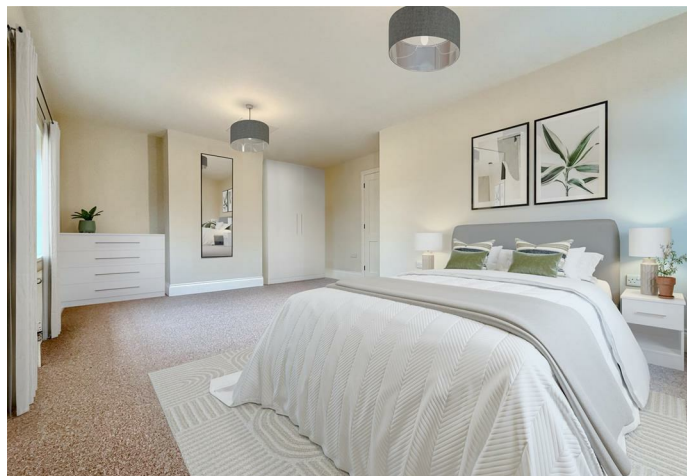
For further information, please contact Mount & Minster, Grantham:

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.





2 Highwalks Cottage



Approx. Gross Internal Floor Area 90.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



