

The Stone House

Leadenham



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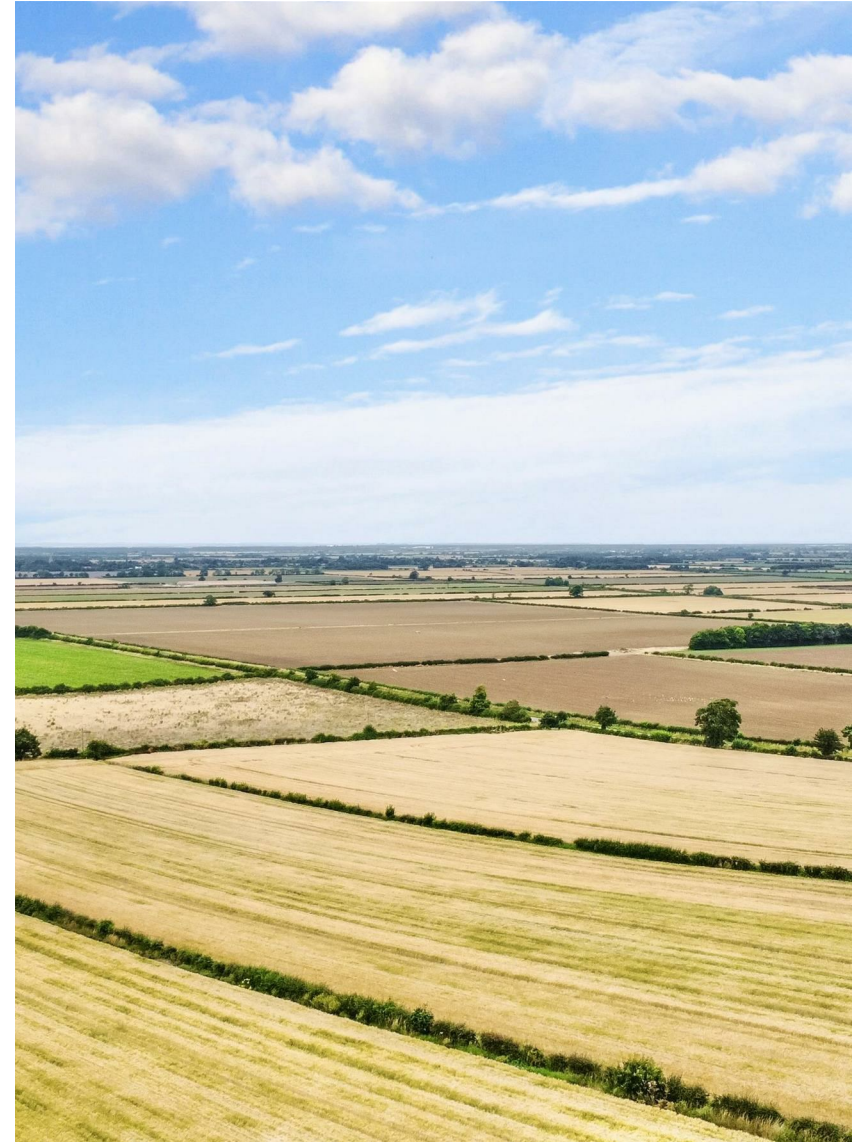


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Standing prominently on top of a Cliff Village with far reaching views as far as the eye can see, this stunning residence offers beautiful vistas and comfortable living in an enviable location.

- Detached Home
- Open-Plan Kitchen Diner
 - Two Home Offices
 - Spacious Lounge
- Four Double Bedrooms
 - Two Bathrooms
- Front & Rear Gardens
 - Private Parking
 - Impressive Views
 - No Onward Chain



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DESCRIPTION

A character home on a quiet lane on the edge of a 'chocolate-box' village with some of the finest views for miles around. This beautiful property has the benefit of no onward chain and offers the discerning buyer the opportunity to acquire a special home with accommodation that includes a kitchen diner with a separate utility/boot room, two home offices, a charming lounge with a log-burner, four double bedrooms upstairs with two bathrooms, including an ensuite to the master.

OUTSIDE

The property is approached onto a paved private driveway with parking for multiple vehicles. There is an enclosed front lawn, complemented by a larger rear garden that is completely private and is predominately laid to lawn with a plethora of beds, trees and shrubs, as well as a paved seating area.

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.

Excellent rail links are located at both Newark and Grantham, the latter taking an hour to Kings Cross, London.





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 (oil) with mains water, electricity and drainage all connected.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: E

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:

T: 01476 851400

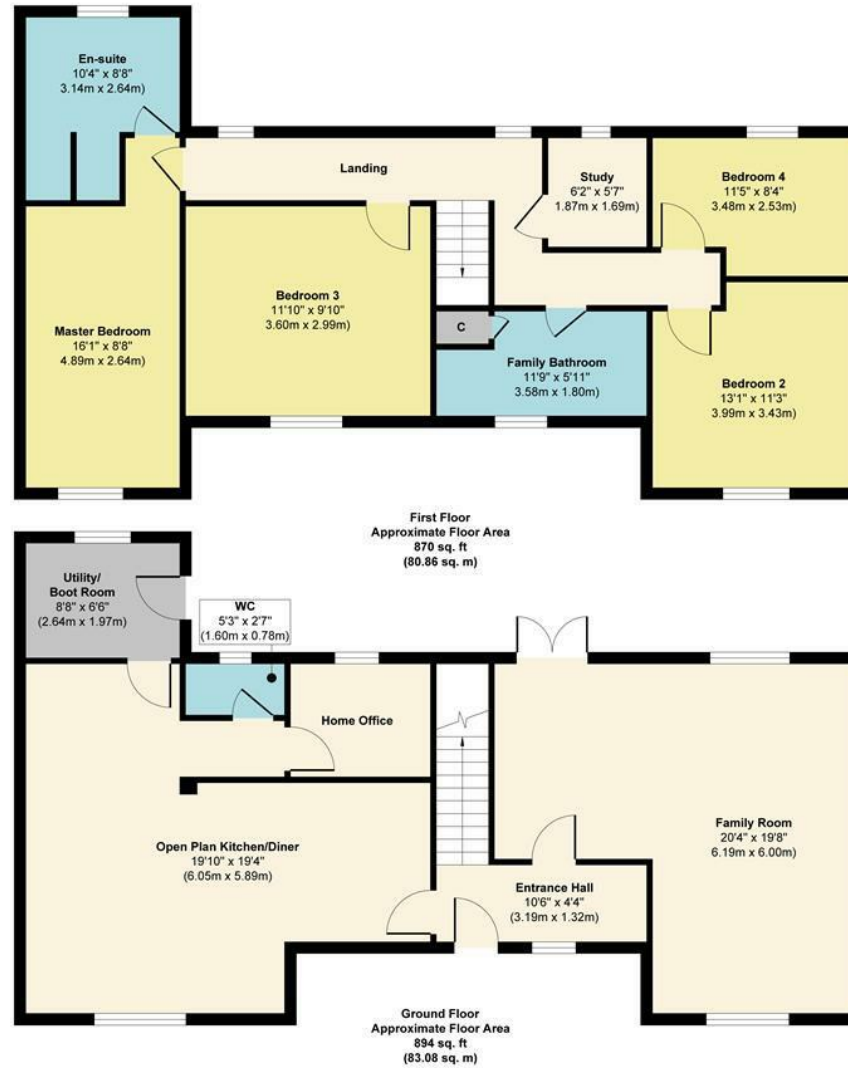
E: info@mountandminster.co.uk

BUYER IDENTITY CHECKS





Back Lane, Leadenham



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