



Lion House
Sudbrook

MOUNT & MINSTER



Lion House

Sudbrook

A charming home with a plethora of period and character features from top to bottom. enjoying a spacious and beautifully maintained private garden, all within easy reach of major transport links.

- Detached Residence
- Victorian Period Features
- Two Reception Rooms
- Open-Plan Kitchen
- Four Bedrooms
- Private Parking
- Single Garage
- Stunning Garden
- Pretty Village
- London Kings Cross: 1 Hour (Grantham)



MOUNT & MINSTER

DESCRIPTION

A charming Victorian residence set in the heart of this equally attractive village, within easy reach of both Ancaster and nearby Grantham. Enjoying stunning gardens and a useful detached garage, this beautiful home also benefits from accommodation briefly including an open-plan living kitchen, drawing room, dining room, four bedrooms and a family bathroom.

LOCATION

The village of Sudbrook is perfect for rural living. The neighbouring village of Ancaster is very popular with superb facilities and amenities including a primary school (Rated 'Good' by Ofsted), a butcher, Co-Op supermarket, post office, petrol station, public house, sports and social club and a doctors surgery. A popular Farm Shop is located in nearby Syston.

Grantham is a traditional Lincolnshire market town with excellent travel connections, with London Kings Cross around 1hr journey by high speed train, and access to the A1 trunk road.

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 shopping village is currently being constructed.

SCHOOLS

The local village of Ancaster offers 'Good' Ofsted rated Ancaster C of E Primary School. Sir William Robertson Academy, The Priory Ruskin Academy, The Kings School, Kesteven and Grantham Girl's School, Carre's Grammar School and Kesteven and Sleaford High School within easy reach of Sudbrook, as well as Grantham Prep international a short drive away.





OUTSIDE

The front benefits from a private gravel driveway which leads directly to the vehicular access to the detached garage. The rear of the property is predominantly laid to lawn with a plethora of trees, shrubs and flower beds, as well as a vegetable garden and dedicated areas for outdoor dining and entertaining.

SERVICES

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

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: E

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 Agents (01476 515329).

ADDITIONAL INFORMATION

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

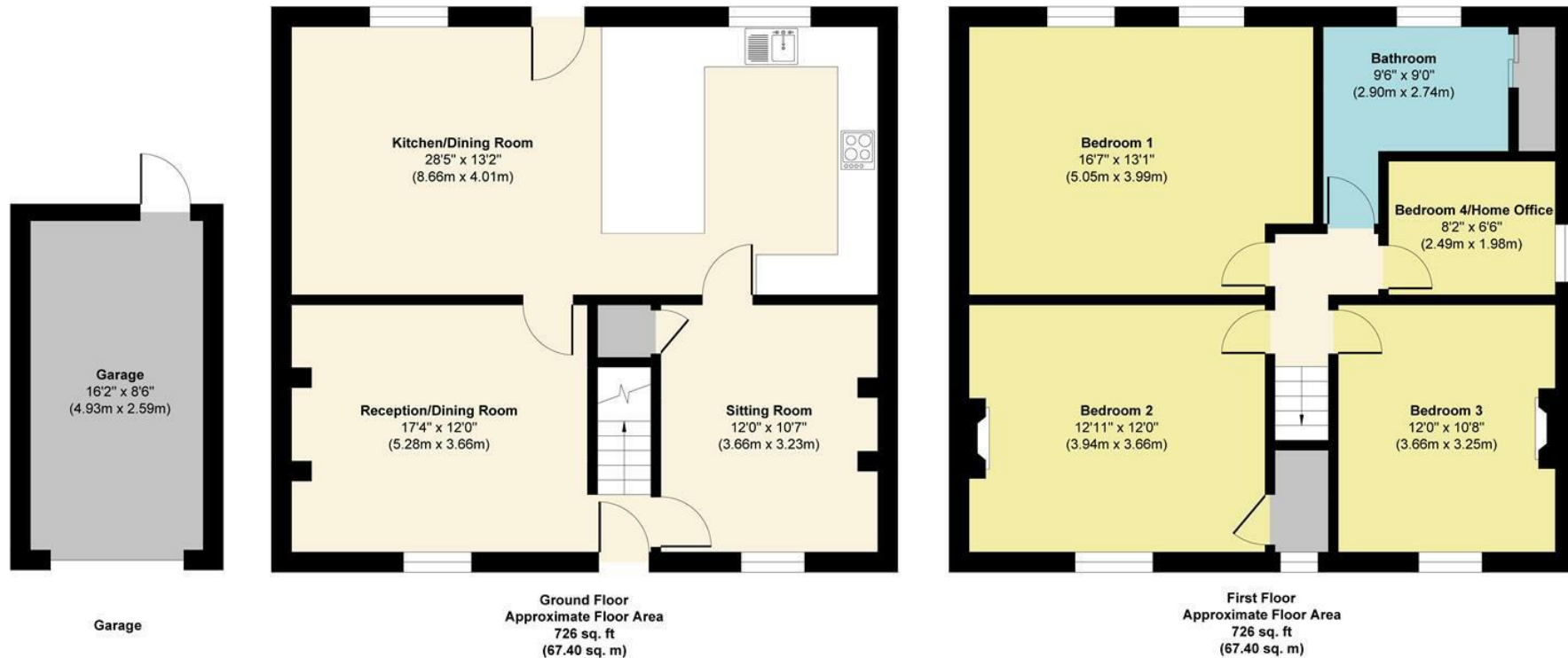
T: 01476 515329

@: info@mountandminster.co.uk





Main Street, Sudbrook



Approx. Gross Internal Floor Area 1452 sq. ft / 134.80 sq. m

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

