

Chapel Lane

Caythorpe



MOUNT & MINSTER







# Chapel Lane

Caythorpe

A charming home in the heart of a highly sought-after Cliff Village, enjoying spacious living accommodation and ample private space for home working.

- Character Residence
- Renovated Throughout
  - Kitchen Diner
- Lounge & Family Room
  - Utility & W.C.
- Three Double Bedrooms
  - Two Bathrooms
- Front & Rear Gardens
  - Gated Driveway
- London Kings Cross: 1hr (Grantham)



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## DESCRIPTION

Situated in the heart of this popular 'chocolate-box' Cliff Village with superb amenities within walking distance, this glorious home enjoys copious amounts of kerb appeal with it's period elevations set back behind a front garden and gated driveway. Renovated to an exceptional standard by the current owners, this welcoming residence offers accommodation that includes two principal reception rooms, one currently used as a family room with a log-burner, the other as a more formal lounge with yet another comforting log-burner. The kitchen diner is a perfect example of contemporary elegance, successfully blending a country feel with a modern twist, complemented by a large utility/boot room. An ensuite serves the master bedroom, with the other two double bedrooms making use of a large family bathroom, while tucked away outside is a separate home office that is secluded from the main residence, providing a quiet and segregated space to work from home.

## OUTSIDE

Approached through a gated entrance onto a large gravel driveway with parking for multiple vehicles, the front garden is predominately laid to lawn with a feature tree in the middle of the garden and hedges to the borders. The rear garden is accessed via a side gate and also offers a fair-sized lawn area, together with a large patio area providing an ideal spot for outdoor dining and entertaining. The home office is accessed from this side of the house as well.

## LOCATION

Caythorpe is a popular and pretty Cliff Village, serviced by a very good selection of amenities including a village shop and Post Office, doctors surgery with an integral pharmacy, primary school, two public houses, sports club and leisure facilities, an active village hall, hair salon and antiques shop.







The village is also popular for its excellent location, giving good proximity to superb transport links and local towns/cities. Grantham is a market town located just 9 miles south and, as well as providing extensive shopping facilities, also benefits from a main line station to London Kings Cross taking just 60 minutes, offering excellent commuting opportunities. Similarly, Newark is just 12 miles west and is also on the main line between London and Edinburgh.

**SCHOOLS**

Ideally located for growing and mature families, both Grantham, Lincoln and Sleaford 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, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand, as well as a private mini-bus service from Caythorpe to Lincoln Minster School. Caythorpe is fortunate to also be suitably located for highly respected Sleaford schools including Carre's Grammar School, Kesteven and Sleaford High School Selective Academy and St George's Academy.

**SERVICES**

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

**ENERGY PERFORMANCE**

Rating: C

**COUNCIL TAX**

Band: D

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession upon completion.

**VIEWING**

By appointment only. Please contact the agents on 01476 851400.

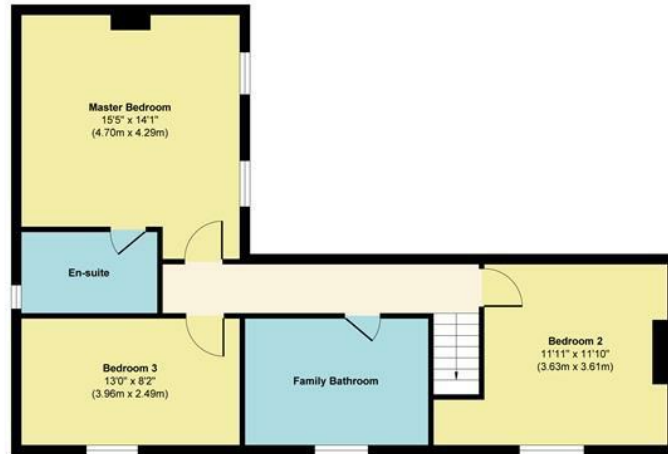








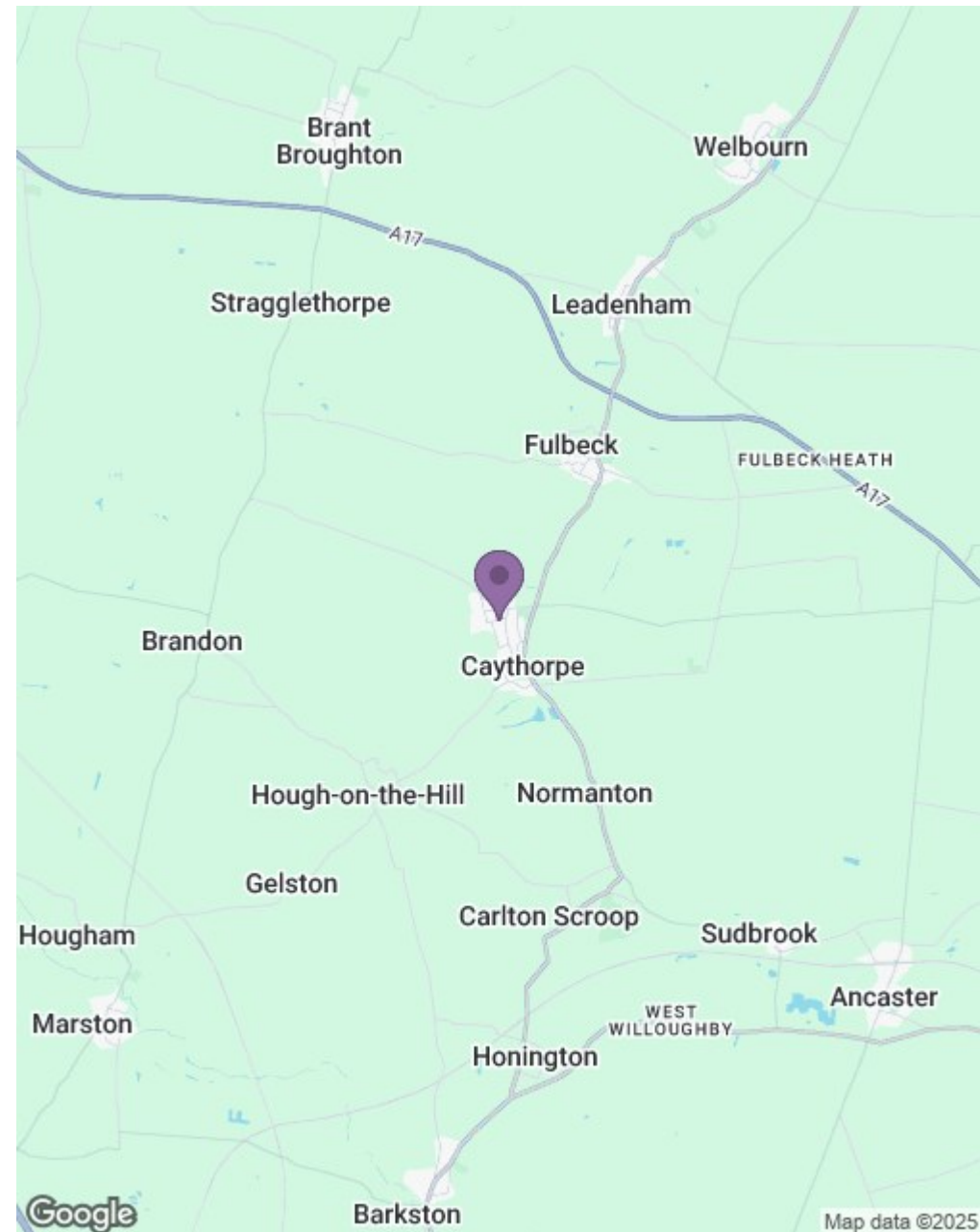
## Chapel Lane, Caythorpe



**Approx. Gross Internal Floor Area 1527 sq. ft / 141.93 sq. m**

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

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