



Sleaford

MOUNT & MINSTER



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A charming country house with flexible living accommodation on both floors and beautifully landscaped gardens, complimented by a self-contained annexe in a quiet and tranquil village setting.

- Detached Cottage
- Country Kitchen & Utility
- Four Reception Rooms
 - Three Bedrooms
 - Two Bathrooms
 - Ensuite W.C.
- Self Contained Annexe
 - Two Driveways
 - Stunning Gardens
- Pretty Village Location



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DESCRIPTION

Set on the edge of this 'chocolate-box' village with similar character homes in abundance, this beautiful residence offers bedrooms on both the first and ground floors, with glorious reception rooms and beautiful vistas over the attractive gardens. The principal dwelling offers accommodation including a charming country breakfast kitchen with both a utility and pantry, a lounge with a feature log-burner, a dining room and conservatory, a generous home office, a double bedroom on the ground floor with an ensuite, together with two additional double bedrooms on the first floor with both an ensuite W.C. and a family bathroom.

The detached annexe has been beautifully converted to create an additional self-contained space that's ideal for family, ancillary accommodation or, as is currently the case, a popular B&B for additional income. It includes an open-plan reception room that has space for both a sitting area and dining, a kitchen, double bedroom and another ensuite.

OUTSIDE

The property is approached either via a front gate onto a gravel driveway, or a rear driveway with a larger parking area for both the main house and the separate annexe. The front garden is predominately laid to lawn with trees and flower beds. There is an elevated seating area providing a superb space for outdoor eating and entertaining, together with a gravelled area immediately outside the conservatory and pathway leading up to the front door. Next to the front driveway is a vegetable patch that leads to another side garden. There is a charging point for an electric vehicle and a seating area outside the annexe.





LOCATION

Swaton offers a unique blend of rural charm and modern convenience, making it an ideal destination for homebuyers seeking tranquility without sacrificing accessibility. This quaint village is surrounded by scenic countryside, with lush green fields and open skies providing a peaceful backdrop to daily life. Despite its rural setting, Swaton is well-connected, with the nearby villages of Billingborough and Helpringham providing local shopping amenities, with the market town of Sleaford offering a wider range of amenities, including shops, restaurants, and excellent schools. The village itself is steeped in history, with landmarks like the 12th-century St. Michael's Church adding to its appeal.

Property in Swaton provides a variety of housing options, from charming period cottages to spacious family homes, all set within a close-knit community. Residents enjoy a high quality of life, benefiting from the village's serene environment while being within easy reach of major road networks like the A17, A15 and A52, facilitating convenient travel to larger cities such as Lincoln, Grantham and Peterborough. Swaton's idyllic setting and strong community spirit make it a highly desirable location for those looking to settle in the serenity of a rural village with local travel connections.

SCHOOLS

There are a variety of local schools in the area including Brown's Church of England Primary school, rated good by Ofsted, as well as Billingborough Primary School and Helpringham Primary School which also have a good rating. There is also a wealth of well-regarded secondary schools including, Cowley Academy, Kesteven and Sleaford High School Selective Academy, St George's Academy and Compass Community School.

SERVICES

The property is centrally heated via an air source heat pump with mains electricity, water and drainage all connected. The annex benefits from under floor heating. Solar panels are installed to the main dwelling.

ENERGY PERFORMANCE

Rating: E





High Street, Swaton



Approx. Gross Internal Floor Area 2415 sq. ft / 225.30 sq. m (Including Annexe)

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

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