



Hylands

Great Gonerby

MOUNT & MINSTER



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Enjoying some of the most stunning views available locally, this elegant and comfortable residence exudes sophistication and grace in a popular and accessible village.

DESCRIPTION

Tucked away behind a gated entrance is this contemporary family home that has been meticulously maintained and updated by the current owners to offer the discerning buyer the opportunity to enjoy the best of both worlds; contemporary elegance. This spacious residence benefits from premium accommodation to include a large entrance hall, an open-plan kitchen with living/dining space complemented by a large utility /boot room, together with four additional reception rooms that are currently used as a dining room, a lounge, a play room and a home office. Upstairs there are four generous double bedrooms and two bath/shower rooms including an ensuite to the master through a dressing room.

OUTSIDE

The property is approached through double gates onto a tarmac driveway with ample private parking for multiple vehicles. There are two small grassed areas either side of the driveway with direct vehicular access to the double garage and an electric car charging point. Side gates either side lead to the paved side aspects which flow to the rear of the property with an elevated sun terrace taking advantage of the unspoilt views, an ideal space for outdoor dining and entertaining from the bifold doors into the kitchen. The elevated planters have steps continuing to the lower garden down the middle to a large, low-maintenance lawn with handsome high hedges and shrubs to the borders, enjoying a lower fence at the bottom of the garden accommodating the far-reaching vistas over the open countryside.

LOCATION

There are amenities within walking distance with two village shops and a public house in close proximity, as well as the primary school. Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). 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.

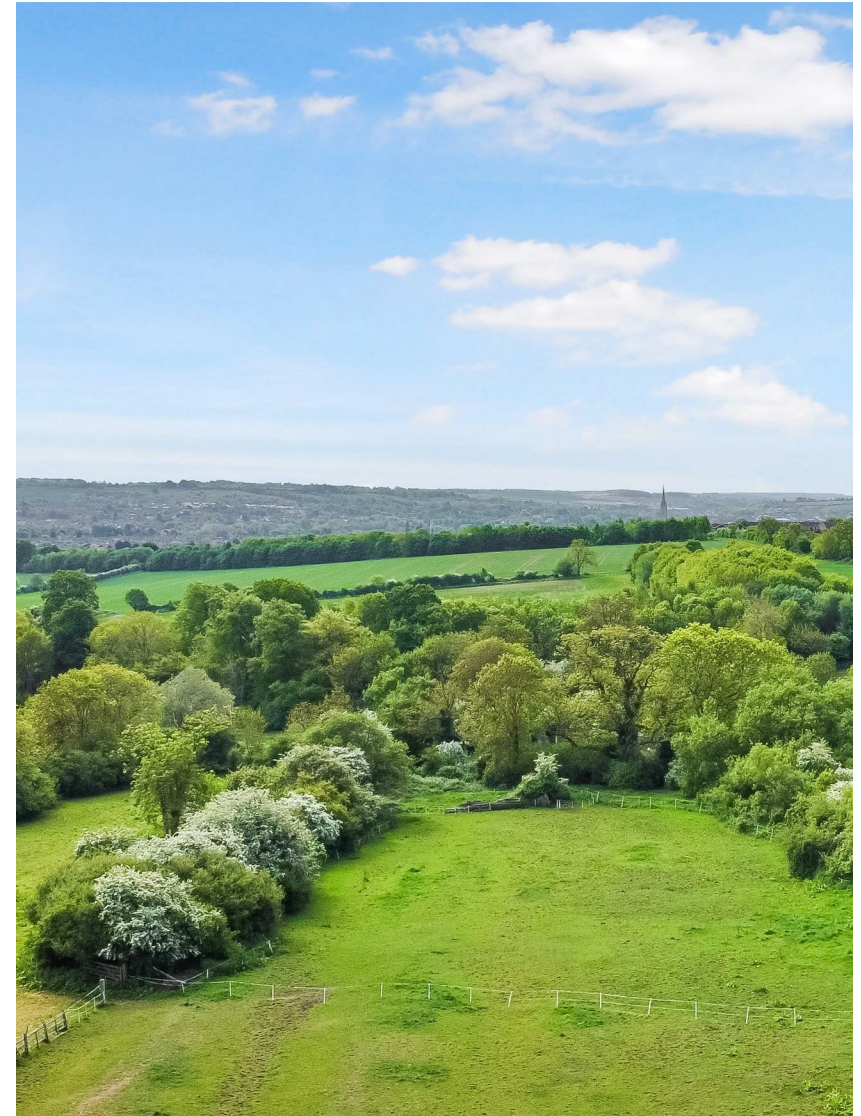
Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer outlet is currently being constructed off the A1 trunk road.

SCHOOLS

Grantham 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, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand with excellent results. Grantham Preparatory International School is located on the edge of Grantham and accommodates private education between the ages of 3 and 11 years.

SERVICES

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



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ENERGY PERFORMANCE

Rating: TBC

COUNCIL TAX

Band: F

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 Agents (01476 851400).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

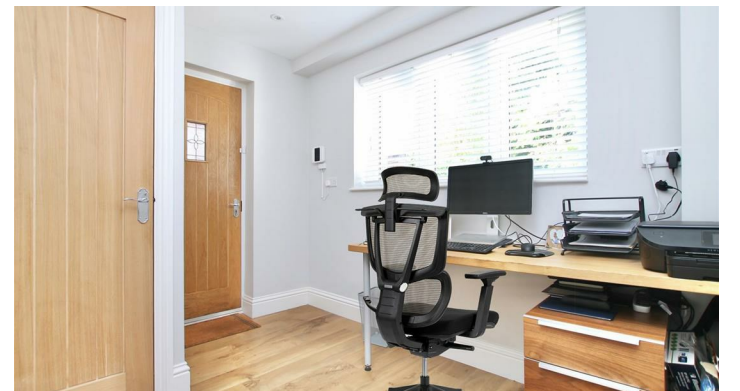
T: 01476 851400

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.







Belton Lane, Great Gonerby



Approx. Gross Internal Floor Area 2655 sq. ft / 246.72 sq. m

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

Produced by Elements Property



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