



Sutton's Corner
Aubourn

MOUNT & MINSTER

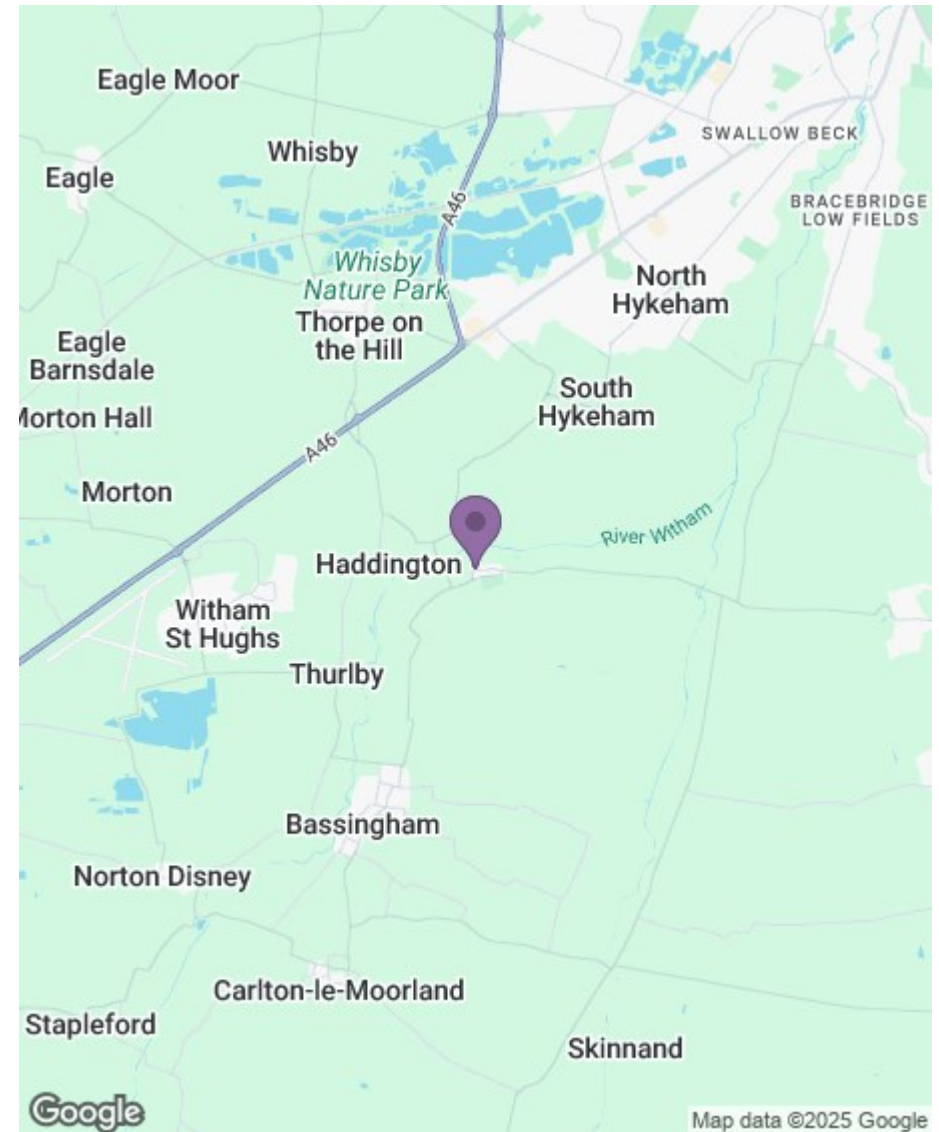


Sutton's Corner

Aubourn

A quaint and handsome country cottage in a hugely sought-after 'chocolate-box' village that offers the best of both worlds; country living within close proximity to major towns, cities and local transport links.

- Character Cottage
- Private Driveway
- Ample Parking
- Front Garden
- Breakfast Kitchen
 - Lounge
 - Dining Room
- Two Double Bedrooms
 - Bathroom
- No Onward Chain



MOUNT & MINSTER

DESCRIPTION

This splendid home offers charm and character in abundance. The accommodation on offer includes a spacious kitchen, complemented by a dining room that adjoins a generous lounge. To the first floor there is a family bathroom and two very impressive double bedrooms.

OUTSIDE

The property benefits from a private driveway with ample parking for multiple vehicles. An entrance gate leads through to an enclosed garden which is mainly laid to lawn, with an additional side gate leading out onto a pathway. A useful storage shed is located in the garden.

LOCATION

Aubourn is a small pretty village with a popular local pub and Aubourn Hall which hosts a number of different events throughout the year. The neighbouring villages have local facilities and a selection of 'Good' Ofsted rated primary and secondary schools in close proximity. It is ideal for commuting with the A46 being accessible for travelling to Lincoln with its full range of facilities including a choice of well respected schools, shops, restaurants, the Cathedral quarter and leisure amenities. Also Newark Northgate has a fast rail link to London Kings Cross (approx 1 hr 20 mins).

SCHOOLS

Local primary schools include The South Hykeham Community Primary School, Witham St Hughes Academy and Manor Farm Academy . The area has a wealth of favourable secondary schools including Sir Robert Pattinson Academy, Sir William Robertson Academy and The Priory Academy LSST in Lincoln. There are also several private schools locally, with Lincoln Minster School educating children between the ages of three and eighteen, as well as Burton Hathow Prep School and St Hugh's School in Woodhall Spa.





SERVICES

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

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: B

METHOD OF SALE

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 details, please contact Mount & Minster:

T: 01476 851400

E: info@mountandminster.co.uk

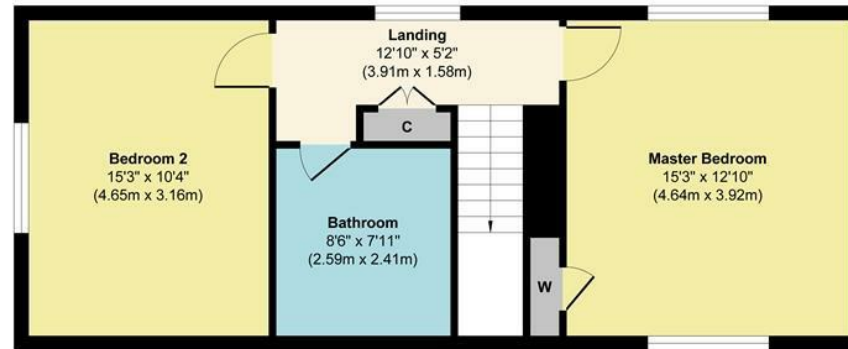
BUYER IDENTITY CHECKS

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.

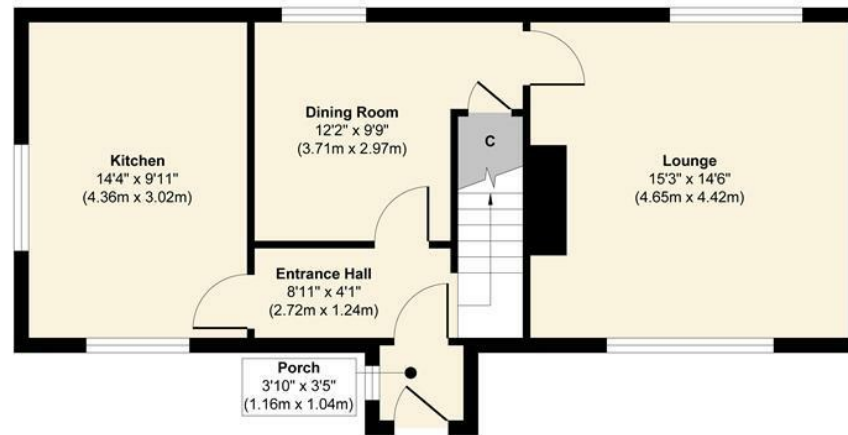




Suttons Corner, Aubourn



First Floor
Approximate Floor Area
532 sq. ft
(49.48 sq. m)



Ground Floor
Approximate Floor Area
546 sq. ft
(50.80 sq. m)

Approx. Gross Internal Floor Area 1078 sq. ft / 100.28 sq. m

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

