



The Sycamores  
Wellingore

MOUNT & MINSTER







# The Sycamores

Wellingore

A handsome home in an equally attractive 'chocolate-box' village, this splendid residence offers the best of both worlds; a contemporary and efficient new build with character and charm from top to bottom. Contemporary elegance at its finest.

- Detached New Build
- Open-Plan Kitchen Diner
- Double Aspect Lounge
- Dedicated Home Office
- Three Double Bedrooms
  - Two Bathrooms
- Landscaped Garden
  - Garage
- Private Parking
- No Onward Chain



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DESCRIPTION

Tucked away on a quiet lane in an enviable village boasting some of the most attractive and sought-after properties in the East Midlands, this charming new build has been constructed to the highest of standards with no expense spared. Boasting character features throughout, yet enjoying the benefits of modern construction methods, The Sycamore offers the discerning buyer the best of both worlds.

Accommodation includes an entrance hall with a ground floor w.c. and open space under the stairs, a spectacular kitchen with full height fridge and additional freezer as well as a bar area and a dining space with stunning vistas over the south facing garden, a dedicated home office off the entrance hall, a glorious lounge with wall controlled lamp sockets and fresh doors out onto the paved terrace, three generous double bedrooms to the first floor and two bathrooms, including an ensuite shower room to the impressive master bedroom.

OUTSIDE

The property is approached onto a gravel driveway with ample parking and direct vehicular access to the garage. The front is bordered with a panelled mid-height stone wall in front an attractive protruding front entrance. A side gate leads round to the rear garden with optimum privacy. The raised garden is predominantly laid to lawn (seeded) with low maintenance beds that are gravelled with shrubs and a paved patio providing space for outdoor dining and entertaining. There is an additional pedestrian door to the garage, complemented by the other door from the kitchen giving direct access without needing to enter externally.

LOCATION

Wellingore directly links to Navenby, both extremely sought-after Cliff Villages, mainly due to their location (Lincoln - 9 miles; Sleaford - 10 miles; Newark - 14 miles), as well as the local services, the views from the Cliff, some of the most attractive homes in the area and excellent walking footpaths.

Local services within walking distance include an award winning butcher, a Co-Op foodstore, a bakery, a good selection of pubs, a pharmacy, an antiques centre, Indian and Chinese take-aways, florist, barbers, beauty and hair salon, fish and chip shop, dress agency, tea rooms and a very active Community Centre.

The Cathedral City of Lincoln is one of England's most historic cities, with an impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The historic Bailgate area is a popular part of the city with picturesque streets and historic interest, as well as offering superb independent shopping and amenities.

Wellingore is ideally located for easy access both to Lincoln and Newark rail stations. Both offer direct trains to London, the latter taking approximately 1hr 15mins into Kings Cross. The A1 is situated just 15 minutes west of the village.

SCHOOLS

There are a variety of local schools in the area including Navenby Church of England Primary school in the village itself, rated outstanding by Ofsted, as well as Happy Days Pre-School which also has a good rating. There is also a wealth of well-regarded secondary schools including, Kesteven and Sleaford High School for Girls, Carre's Grammar School in Sleaford and The Priory Academy LSST in Lincoln. There are also several private schools in the locality with Lincoln Minster School educating children between the ages of three and eighteen, as well as Burton Hathow Prep School.

SERVICES

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

ENERGY PERFORMANCE

Rating: B







### **COUNCIL TAX**

Band: D

### **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 851400).

### **ADDITIONAL INFORMATION**

For further details, please contact Mount & Minster:

T: 01476 851400

@: [info@mountandminster.co.uk](mailto: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.

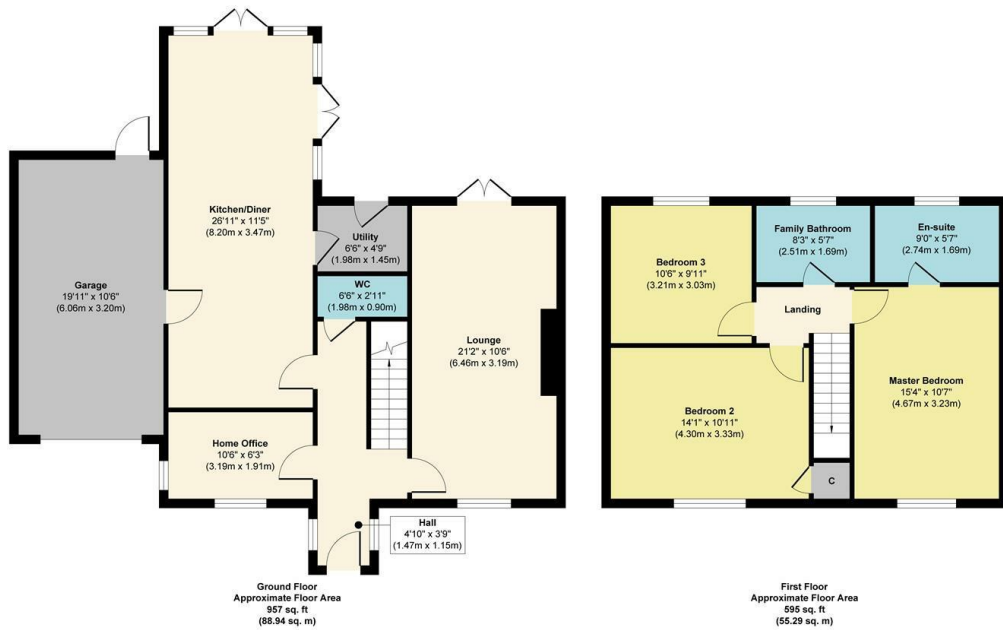








Vicarage Lane, Wellingore



Approx. Gross Internal Floor Area 1552 sq. ft / 144.23 sq. m (Including Garage)

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

Produced by Elements Property





