



Woodpeckers
Stapleford

MOUNT & MINSTER



Woodpeckers

Stapleford

Tucked away on the edge of this small village and alongside a hugely attractive and newly established nature reserve, this glorious residence boasts a spacious home spread over a total of 2.1 acres, including just over 1.5 acres of permanent pasture.

DESCRIPTION

A splendid home standing in a prominent position on the edge of a pretty and small village surrounded by the open countryside and alongside a new nature reserve with glorious views and attractive wildlife. The living accommodation is light and airy thanks to an ample amount of glass, consisting of three reception rooms to the ground floor, together with a kitchen which is complemented by a separate utility room. The first and second floors include five double bedrooms, with the master bedroom particulars generous, together with three bathrooms spread over both floors.

OUTSIDE

The property is approached opposite a small orchard with multiple fruit trees through a gated entrance onto an extensive gravel driveway with ample private parking for multiple vehicles. There is direct access to a large double garage with additional storage space. The gardens have been newly landscaped to the front aspect, with a covered entertaining space and a larger rear garden which is predominately laid to lawns with additional trees, shrubs, flower beds and a vegetable garden.

PADDOCK

Immediately opposite the principal residence is a paddock of 1.54 acres with gated access and a livestock building.

LOCATION

The quaint and pretty village of Stapleford is located conveniently just 6 miles north east of the popular market town of Newark. The Cathedral City of Lincoln is situated a mere 9 miles away. Other commutable town and cities include Grantham, Sleaford, Grantham and Nottingham.

Extensive shopping facilities can be found in nearby Newark or Lincoln. Newark provides a direct train service to London King Cross (approx 1hr 10mins). The A1 is situated 5 miles to the west.

Nearby Bassingham is well serviced with two shops (one incorporates a post office and the other a butcher and delicatessen) as well as two public houses, hair dressers, a doctors surgery with dispensary and a respected primary school. A large village hall provides sporting facilities and clubs.

SCHOOLS

Bassingham Primary School is rated good by Ofsted, with Witham St Hughes Academy close by, rated outstanding. 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.

SERVICES

The property has central heating throughout (LPG) with mains water, drainage and electricity. Underfloor heating throughout.

ENERGY PERFORMANCE

Rating: D



MOUNT & MINSTER

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By prior arrangement with the Agents (01476 851400).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01476 851400

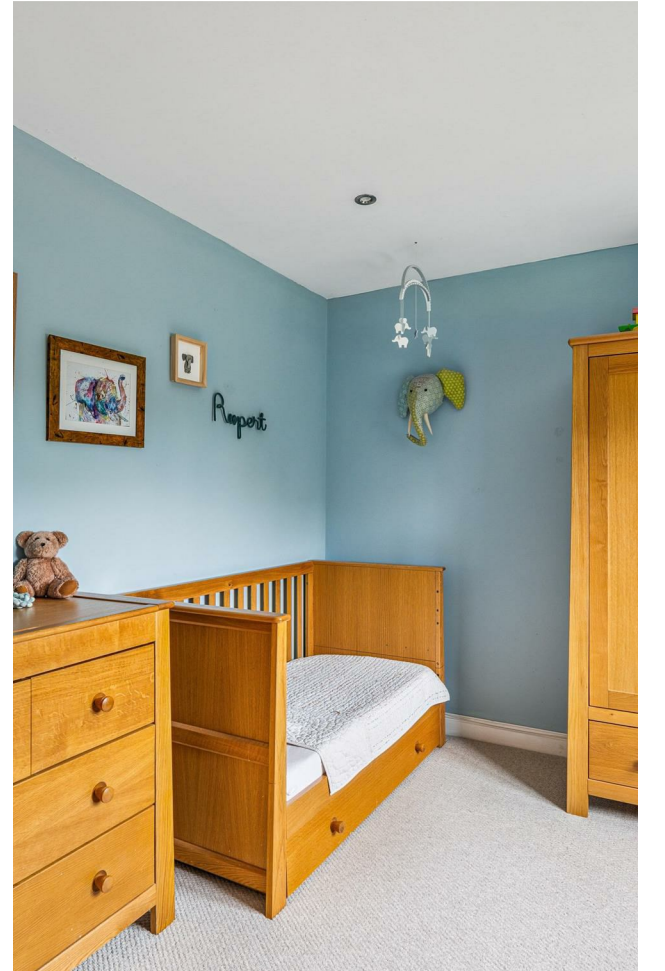
e: info@mountandminster.co.uk

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.







High Street, Stapleford



Approx. Gross Internal Floor Area 3030 sq. ft / 281.73 sq. m (Including Garage & Outbuilding)

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

Produced by Elements Property



Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA. Registered in England and Wales. Registration Number: OC398777

Autumn Park Business Centre, Dysart
Road, Grantham, NG31 7EU
Tel: 01476 515 329
Email: info@mountandminster.co.uk

MOUNT & MINSTER