



Dovecote Lane

Coleby

MOUNT & MINSTER



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Enjoying breathtaking views and tucked away in a quiet position on the edge of this enviable Cliff Village, this glorious home offers comfortable living in a picturesque setting.

DESCRIPTION

A splendid residence that has been meticulously modernised and updated by the current owners to create an elegant home with some of the most impressive open views in the East Midlands. Accommodation briefly includes an open-plan kitchen diner, a lounge with a log burning stove, a dining room or home office, a bathroom on each floor and four additional bedrooms on the first floor.

OUTSIDE

The property is approached off a gravel driveway with parking for multiple vehicles, with direct vehicular access into the garage. The front garden is predominantly laid to lawn with a fine selection of trees, flower beds and a rockery. There is an elevated paved terrace and a side lawn leading round to the rear garden which benefits from raised timber decking and a large paved area providing a pleasant space for outdoor dining and entertaining. A stone wall leads to an elevated lawn with a gate leading to bin storage. There are two outbuildings providing convenient additional storage space and a marvellous seating area looking out over the stunning views.

LOCATION

Coleby is a small village along the cliff edge off the A607 between Waddington and Navenby. The village itself has a public house, a church and local primary school. Navenby to the south enjoys local services including an award winning butcher, Co-Op foodstore, bakery, two pubs, pharmacy, antiques centre, Indian and Chinese take-aways, barbers, beauty and hair salon, fish and chip shop, dress agency, tea rooms and a very active Village Hall. Waddington to the north enjoys further amenities and is en route to the Cathedral City of Lincoln (6 miles).

The city is internationally renowned for its 11th-century castle and Mediaeval Cathedral, as well as its charming architecture and great museums and galleries. The Museum of Lincolnshire Life is well worth a visit, along with the Collection, which houses archaeological exhibits and art. There are many opportunities to enjoy oneself, with the historic Bailgate Area and Steep Hill with their independent shops and restaurants; enjoy exhibitions at the Usher Gallery or The Collection or a show at the Drill Hall Arts Venue or Lincoln Theatre Royal. The Lincolnshire Wolds are nearby and there is easy access to Nottingham and York for shopping and culture.

SCHOOLS

The local school is the Coleby Church of England Primary School which has a 'Good' Ofsted 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 and Burton Hathow Prep School.

SERVICES

The property is heated throughout with modern electric radiators and is connected to mains electricity, water and drainage.

ENERGY PERFORMANCE

Rating: E



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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 Sole Agents (01476 851400).

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster:

T: 01476 851400

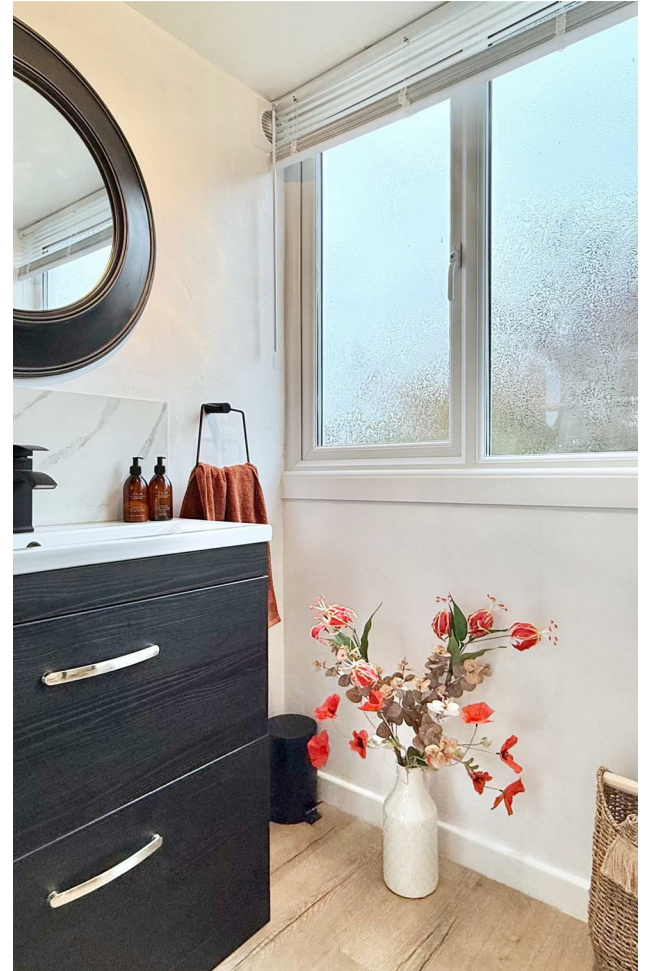
e: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

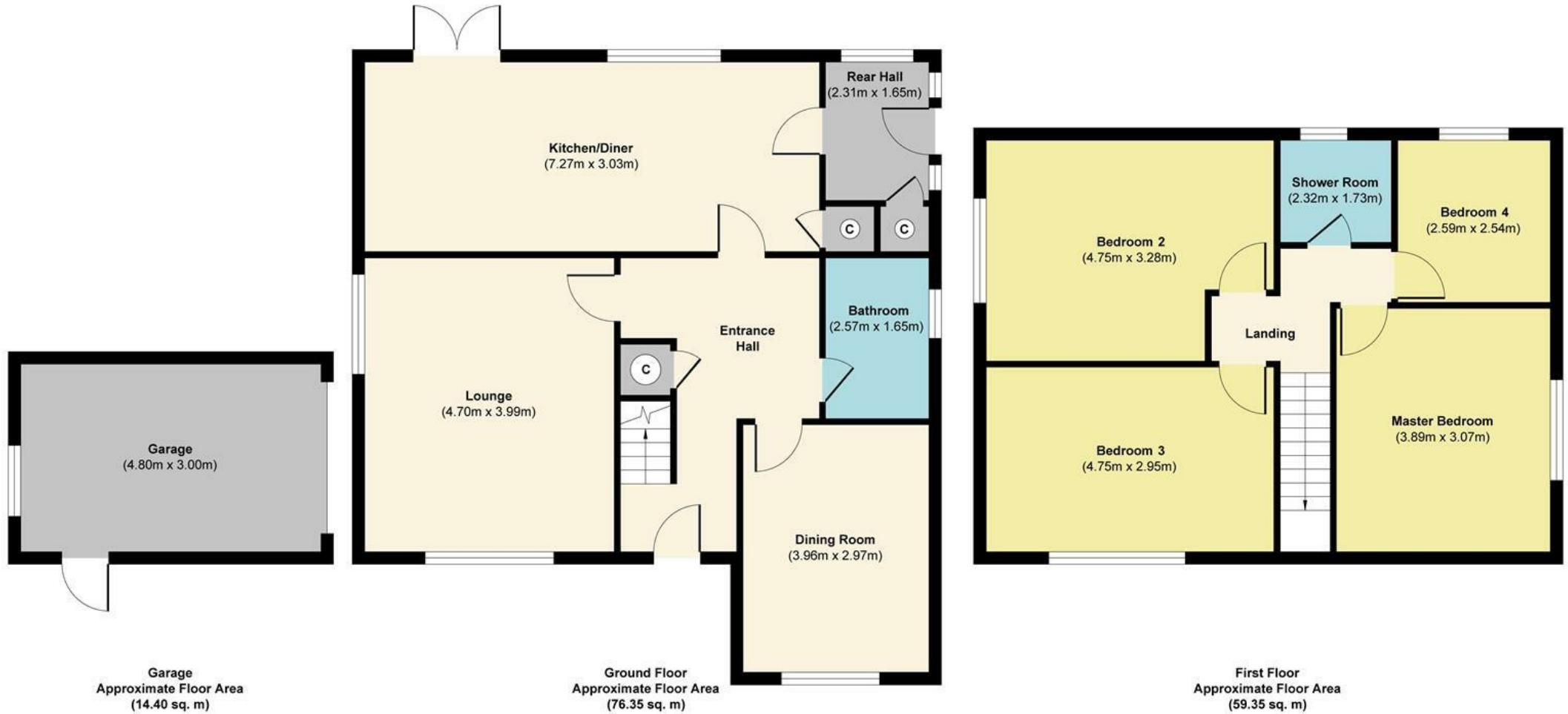
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Approx. Gross Internal Floor Area / 150.10 sq. m (Including Garage)

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

Produced by Elements Property



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