



Castle Hill
Welbourn

MOUNT & MINSTER

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DESCRIPTION

A detached bungalow offering superb accommodation to a modern and contemporary standard throughout, sitting in the heart of this tranquil Cliff Village alongside a scheduled monument offering protected, open-green space. Accommodation briefly includes a lounge, dining room, kitchen, three bedrooms and two bathrooms including one ensuite. Underfloor heating throughout.

LOCATION

Welbourn is a small and well located Cliff Village, found between the Cathedral City of Lincoln approximately 12 miles to the north and Grantham, a popular market town equidistant to the south. Newark and Sleaford are also around 11 miles from the village respectively. The proximity of the A17, A15, A46 and A1 trunk road permit well-connected rural living; Newark and Grantham both offer high-speed rail connection to London Kings Cross (latter 60 mins approx).

The village is serviced by a village store and Post Office, public house and village hall, alongside playing fields and a tennis court. Welbourn has a Church of England Primary School and good secondary education is available at the Sir William Robertson Academy. Nearby Leadenham enjoys a popular farm shop, a mere 2 minute drive from Welbourn.

Navenby is located a short drive away (as well as being easily accessed by a regular bus) which benefits from a mix of traditional period properties, pubs, library, restaurants, GP, shops, primary school and a variety of other amenities including a popular butchers, florist, pet-shop and bakery.

ACCOMMODATION

Living Room

4.48m x 3.35m (14'8" x 10'11")

Marble under-lit fireplace, 5 arm chrome light fittings.

Dining Room

3.31m x 2.25m (10'10" x 7'4")

Chrome dimmer switches.

Kitchen

3.31m x 2.71m (10'10" x 8'10")

Solid oak 'Shaker' style kitchen finished with top grade black granite surfaces and upstands with integral dishwasher, fridge-freezer, wine cooler, washer-dryer, microwave, 5 ring ceramic hob, double oven with grill, stainless steel sink with waste disposal. Under-unit LED colour changing lights. PIR automatic lights.

Bedroom One

3.91m x 3.62m (12'9" x 11'10")



Situated in a quiet village with good local amenities, this well-presented detached bungalow has undergone extensive refurbishment including underfloor heating throughout, providing an enviable home in this sought-after Cliff Village.





Ensuite

Fully tiled double shower, vanity basin unit, chrome heated towel rail, fully tiled with underfloor heating.

Bedroom Two

3.91m x 2.67m (12'9" x 8'9")

Bedroom Three

3.0m x 2.11m (9'10" x 6'11")

Bathroom

3.01m x 1.85m (9'10" x 6'0")
Fully tiled with quality fittings including bath, vanity unit, hand basin, curved corner shower and chrome heated towel rail,

OUTSIDE

The property is approached off a quiet lane onto a spacious paved driveway with ample parking for multiple vehicles. There is a small front garden laid mainly to lawn with flower beds and shrubs. An electric roller-shutter door provides access to the garage. 3 outside electrical sockets.

The rear of the property (south facing) is relatively low maintenance with a small lawned area and a prominent decked area, ideal for outdoor eating and entertaining. There are additional beds, shrubs and large trees to the boundary providing privacy, as well as various rockeries.

SERVICES

The property is centrally heated throughout with underfloor heating supplied from an air source heat pump (as well as enjoying payments via the Renewable Heating Incentive) with mains water, electricity and drainage all connected.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: C

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 Sole Selling Agents (01476 515329).

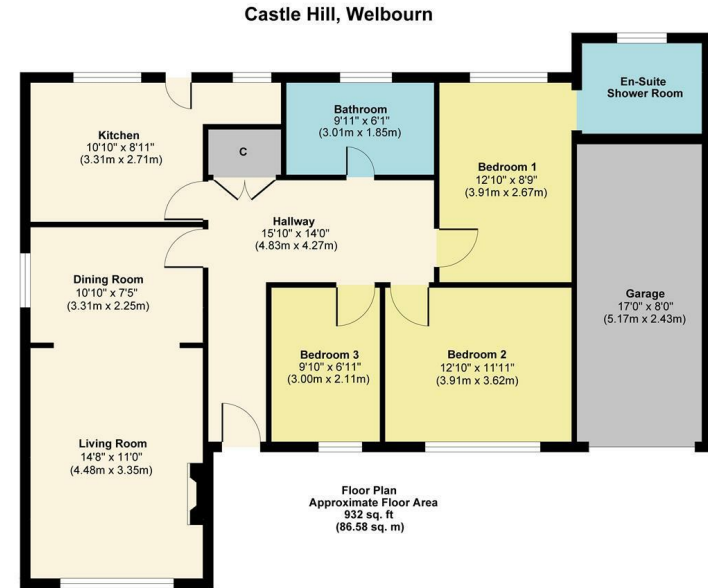
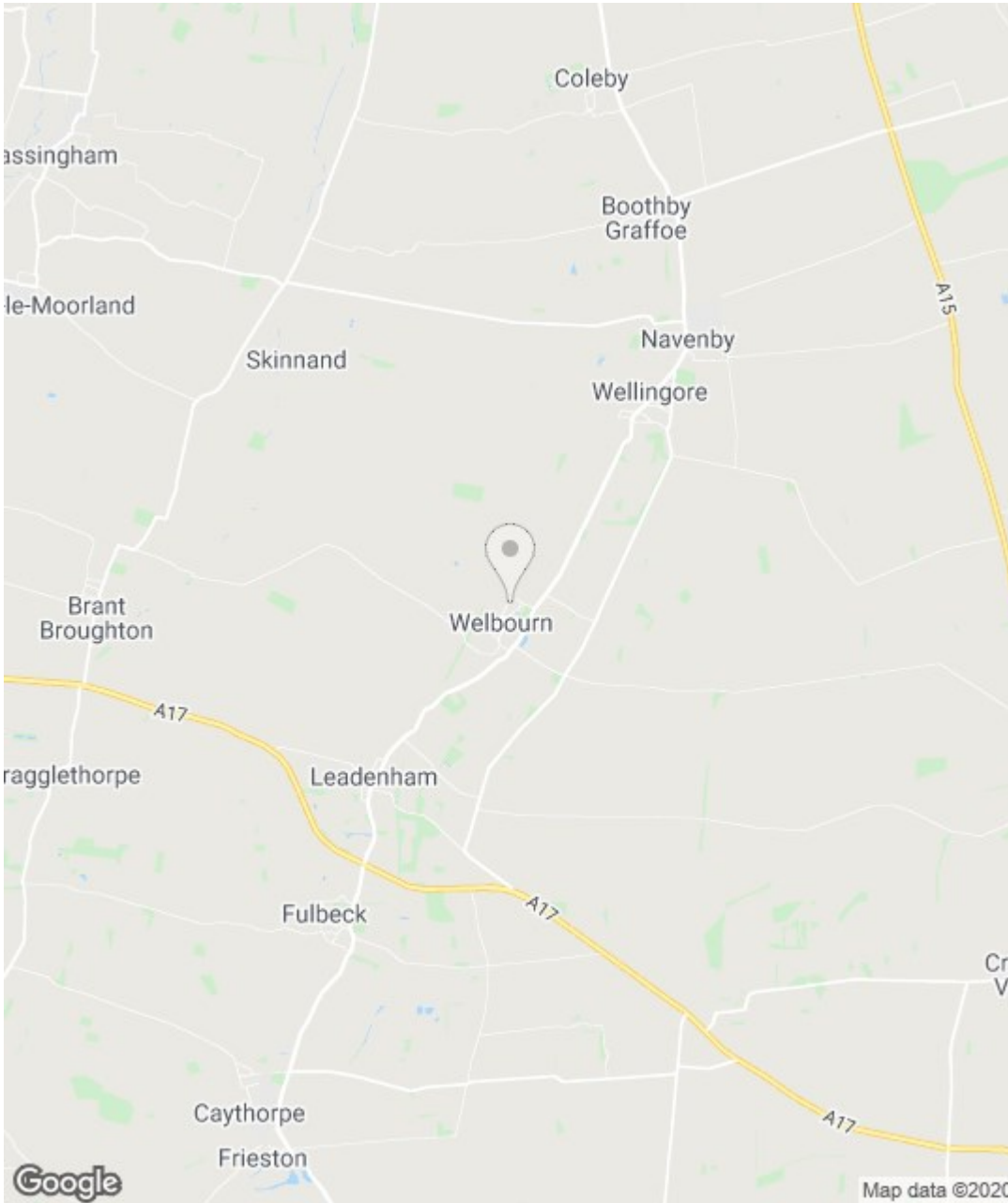
ADDITIONAL INFORMATION

For further details please contact Mount & Minster, Grantham:

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Castle Hill, Welbourn
 Floor Plan
 Approximate Floor Area
 932 sq. ft
 (86.58 sq. m)

Approx. Gross Internal Floor Area 932 sq. ft / 86.58 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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