



# Marlborough House

Pickworth

MOUNT & MINSTER



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A prominent executive-style residence, enjoying spacious and impressive rooms from top to bottom, enjoying rural vistas and pleasant gardens both to the front and rear.

## DESCRIPTION

Tucked away on the edge of this pretty and hugely enviable 'chocolate-box' village, this glorious home offers the discerning buyer the opportunity to acquire a large and easy home with spacious living accommodation finished to an exceptional standard. With views looking out over the surrounding countryside, this splendid residence offers a fine balance of space to both relax as well as to entertain. The property has been meticulously remodelled and updated by the current owners, including the new Aga kitchen, a new heating system, log burners, Cat6 network cabling, upgraded loft insulation, 6kw solar install, woodgrain windows and door, as well as new landscaping.

Accommodation briefly includes an entrance reception hall with doors leading off to the principal reception rooms and one of the two ground floor W.C.'s. The main lounge has a log burner and french doors out onto the terrace, while the snug provides similar access to outside, with another log burner. The kitchen provides ample space for living and dining, with a main island and a double aspect to both the front and back. The utility room is generous and annexes the kitchen. A home office is conveniently located away from the daily hustle and bustle, providing a quiet and private space to work with more french doors outside. Upstairs, there are four double bedrooms, the family bathroom and two ensembles, including one adjoining the dressing area of the master suite.

## OUTSIDE

The property is approached through double gates up a sweeping gravel driveway with lawns either side. There is ample parking and a side gate leading to the rear garden which is predominantly laid to lawn with trees, shrubs and flower beds. There are two summer houses and a dedicated pet washing station. This fabulous outdoor space is complimented by two dedicated paved areas providing ideal space for outdoor dining and entertaining.

## LOCATION

Nestled in the picturesque Lincolnshire countryside, Pickworth near Grantham is a charming village that perfectly balances serene rural living with convenient access to urban amenities. This idyllic village is known for its scenic landscapes, historic buildings, and vibrant community spirit. Residents enjoy the tranquility of village life, surrounded by lush fields and charming cottages, while being just a short drive from the bustling market town of Grantham.

The town has its own multiplex cinema and benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets.



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Nearby Bourne is a small and attractive town famed for its sought after rural location. There are numerous waterways, quiet parks and the ancient 400 acre Bourne Woods, which now include a sculpture trail and cycle paths. Bourne's origins began from a single Roman road which the town was built around. The area is also known for its fantastic water quality that comes from local natural springs. The town's name is inspired by its water quality too; The name "Bourne" is a common name for a settlement and derives from the Anglo-Saxon meaning "water" or "stream". The town centre, easily accessible by car or bus, offers a wealth of services and facilities including a leisure centre, tennis club, cafes, gyms, outdoor swimming pool, a twice-weekly market and a good range of shops and supermarkets.

#### **SCHOOLS**

There is an excellent choice of local schools nearby including The Ropsley Church of England Primary School, Ingoldsby Academy and well respected private schools including Dudley House School. Grantham also accommodates The King's School and Kesteven & Grantham Girls School, with both Grantham Prep International and Witham Hall a short distance away. There are also popular Grammar Schools in nearby Sleaford as well.

#### **SERVICES**

The property is centrally heated throughout (oil) with mains electricity and water. Drainage is to a maintained private sewerage treatment plant.

#### **ENERGY PERFORMANCE**

Rating: D

#### **COUNCIL TAX**

Band: G

#### **METHOD OF SALE**

For sale by private treaty.

#### **TENURE**

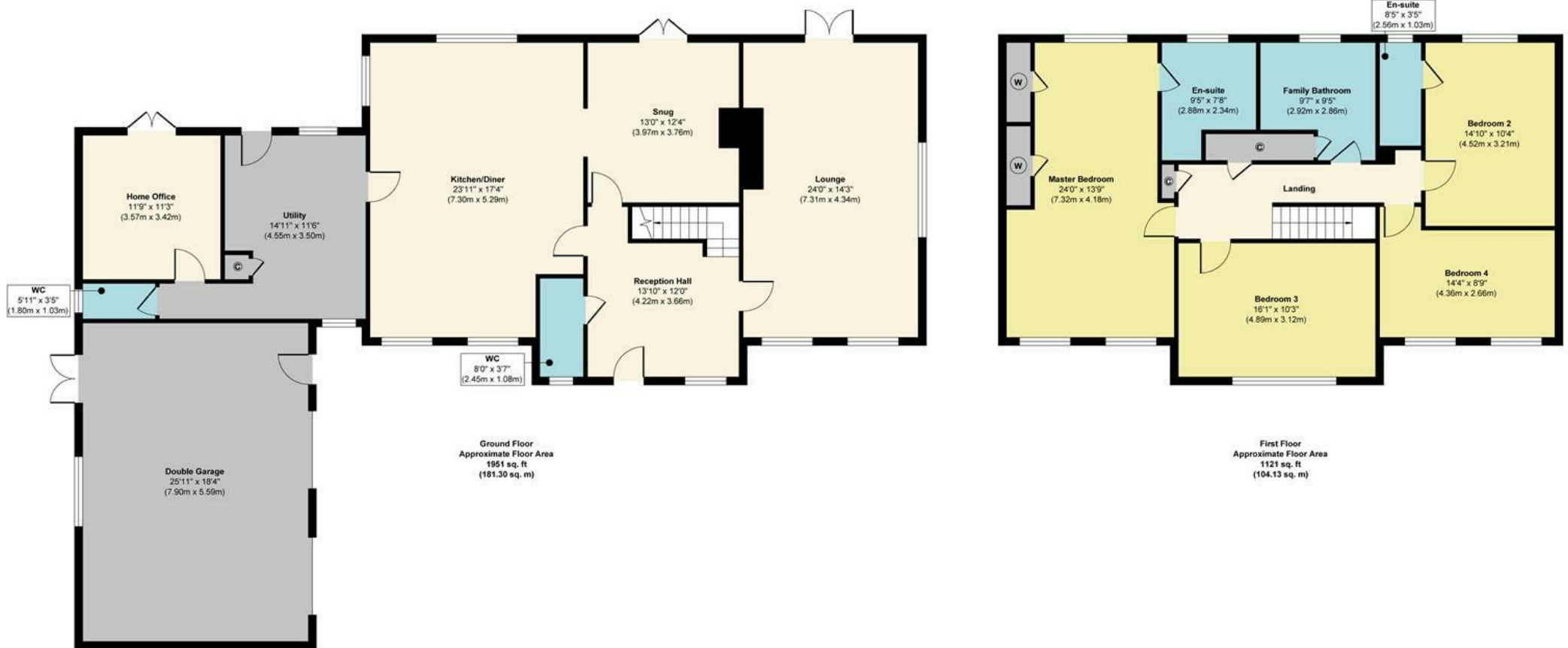
Freehold with vacant possession on completion.







# Church Fields, Pickworth



**Approx. Gross Internal Floor Area 3072 sq. ft / 285.43 sq. m (Including Garage)**

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

Produced by Elements Property



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