



Peck Hill

Ropsley

MOUNT & MINSTER

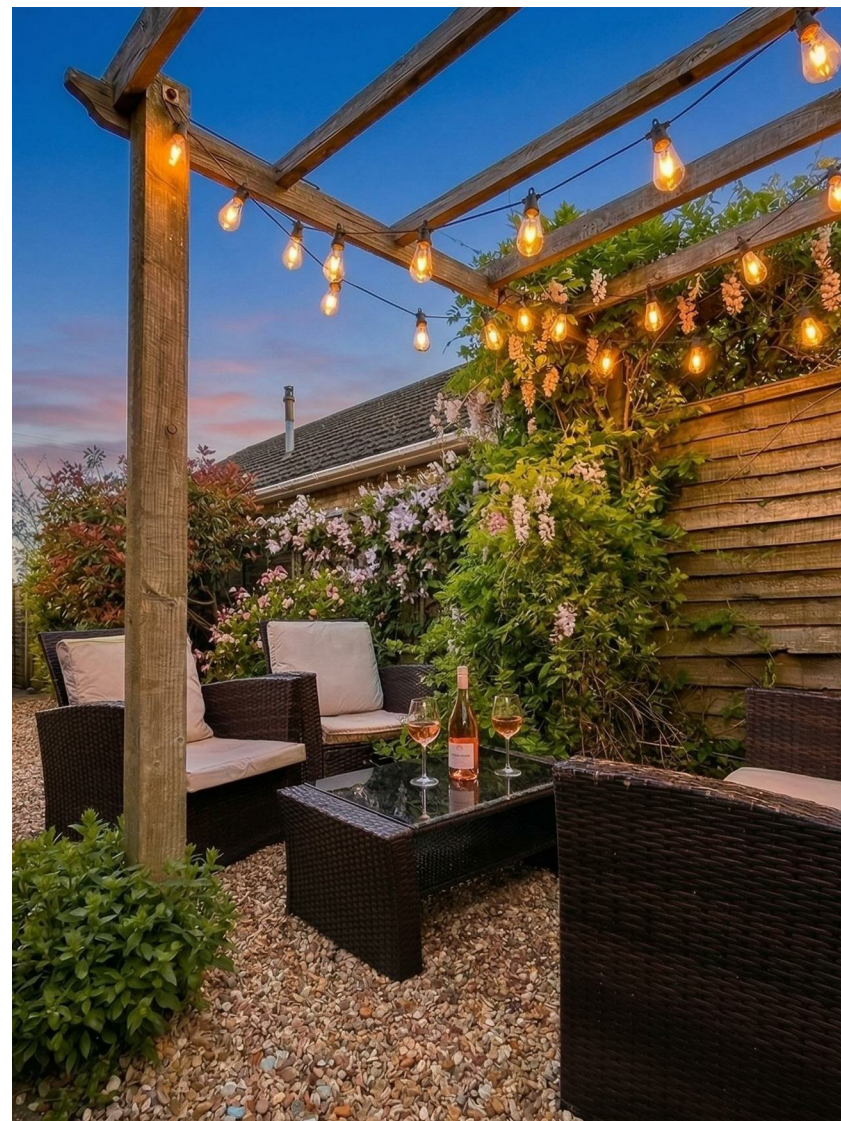


Peck Hill

Ropsley

A newly renovated single storey dwelling with a modern yet elegant interior and generous gardens, in an equally attractive 'chocolate box' village.

- Detached Bungalow
 - Newly Renovated
- High Quality Kitchen
 - Elegant Lounge
 - Three Bedrooms
 - Ensuite
 - Bathroom
- Private Driveway
- Gorgeous Gardens
- No Onward Chain



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DESCRIPTION

A splendid home having undergone a complete refurbishment programme throughout to create a comfortable and versatile residence. The glorious bungalow enjoys spacious accommodation that includes a large kitchen diner, a light and airy lounge, three generous bedrooms and two bathrooms, including an impressive ensuite to the master bedroom.

OUTSIDE

The property is approached onto a gravel driveway with ample private parking. There is access to the rear via two side gates. The rear garden has various lawns and beds, together with a vegetable garden and a greenhouse. The the side aspect of the principal dwelling is a seating area under a pagoda, ideal for outdoor entertaining.

LOCATION

Nestled in the picturesque Lincolnshire countryside, Ropsley 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 village boasts a well-regarded primary school, a cozy pub, a nine-hole golf course, village hall and playing fields.

Ropsley is conveniently located near the A52 that connects Grantham to Boston. Grantham itself is conveniently located approx. 7 miles west, with excellent travel connections, with London Kings Cross around 1hr journey by high speed train, and access to the A1 trunk road.

The town is currently constructing its own multiplex cinema and already 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.





SCHOOLS

There is an excellent choice of local schools nearby including The Ropsley Church of England Primary School (rated Good by Ofsted), Ingoldsby Academy (again rated Good) and well respected private schools including Dudley House School (rated Good). Grantham also accommodates The King's School (rated as Good) and Kesteven & Grantham Girls School (rated as Outstanding).

SERVICES

The property is centrally heated throughout (oil) with mains drainage, electricity and water.

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 Agents (01476 851400).

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

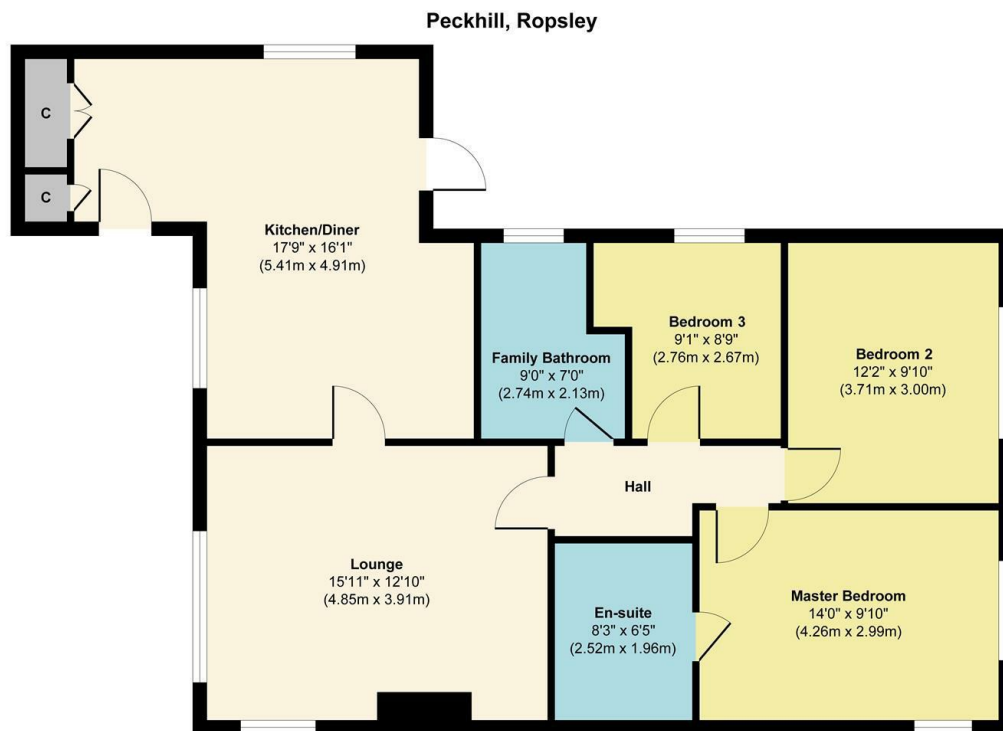
e: info@mountandminster.co.uk

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.



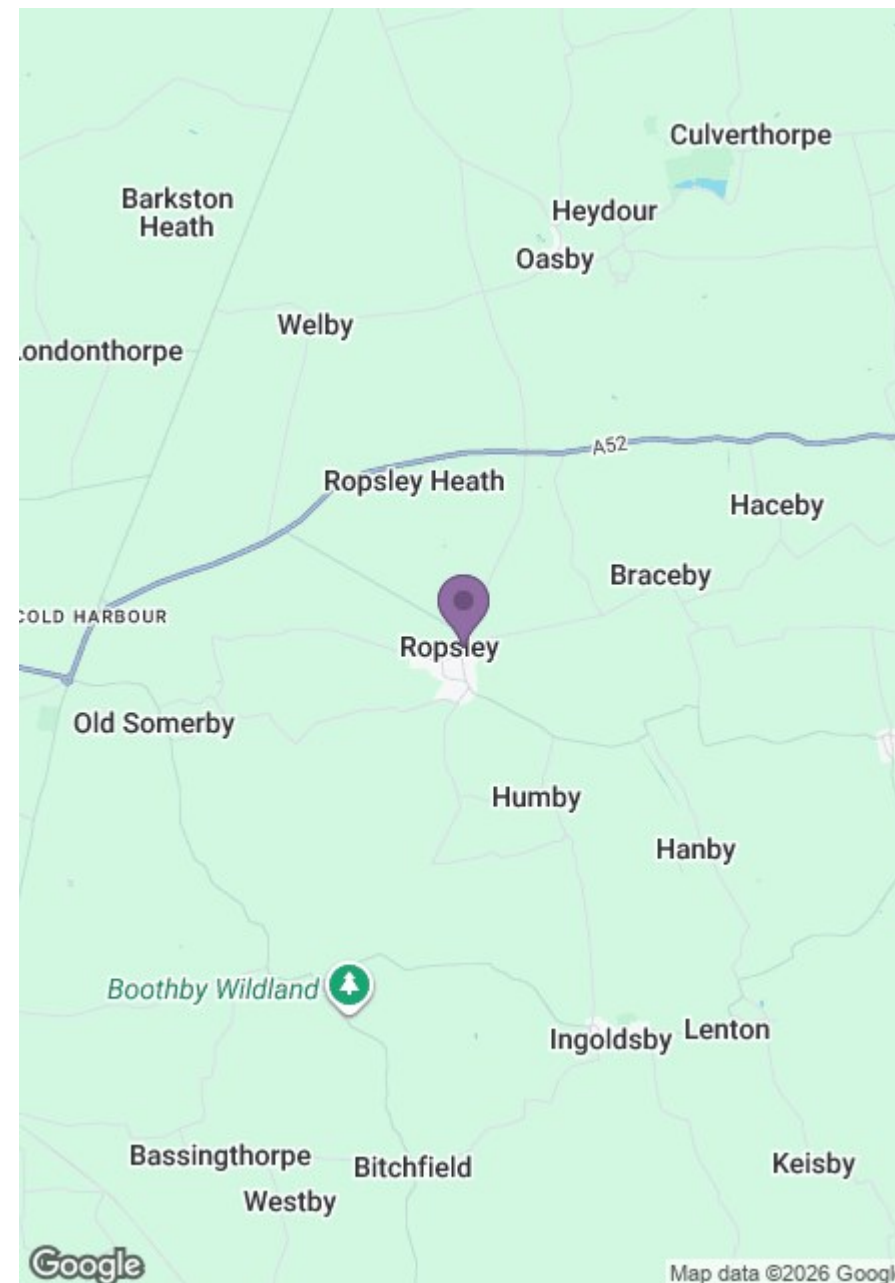




Approx. Gross Internal Floor Area 975 sq. ft / 90.55 sq. m

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

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