



August Lodge
Little Humby

MOUNT & MINSTER



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A stunning executive residence offering the best of both worlds; contemporary elegance complemented by traditional charm situated in the heart of an equally attractive 'chocolate-box' village.

- Detached Residence
- Premium Finish Throughout
 - Formal Sitting Room
 - Snug/Dining Room
- Kitchen, Utility & Pantry
 - Home Office
- Four Double Bedrooms
 - Three Bathrooms
- Two Dressing Rooms
 - Double Garage



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DESCRIPTION

Standing in a prominent yet private position in this splendid Lincolnshire village, this glorious country house enjoys the grace and sophistication of a period residence, flawlessly combined with the fortitude and peace-of-mind of a new-build. This glorious home enjoys high-end living at its finest, with accommodation briefly including a spacious entrance hall, a comfortable sitting room, an additional snug that would also serve well as a formal dining room or a play room, a country breakfast kitchen with both a utility room and a walk-in pantry, a dedicated ground floor study together with four generous double bedrooms upstairs with fitted wardrobes and two dressing rooms, as well as three bathrooms, two of which are ensuite.

OUTSIDE

The property is approached onto a large gravel driveway with ample private parking for multiple vehicles and direct vehicular access into the double garage. There are beds to the front with side access either side of the principal residence to the rear. A side garden benefits from a lawn with a greenhouse and a paved patio. The rear garden is predominantly laid to lawn with a full length paved patio with multiple seating areas providing ideal spaces for outdoor dining and entertaining. There are an immaculate plethora of beds, trees and shrubs to compliment this beautiful yet manageable garden.

LOCATION

Little Humby is conveniently located near the A52 that connects Grantham to Boston. Grantham itself is conveniently located approx. 8 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, Ingoldsby Academy and well respected private schools including Dudley House School, Grantham Prep International and Witham Hall. Grantham also accommodates The King's School and Kesteven & Grantham Girls School, with additional grammar schools located in Sleaford.

SERVICES

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

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

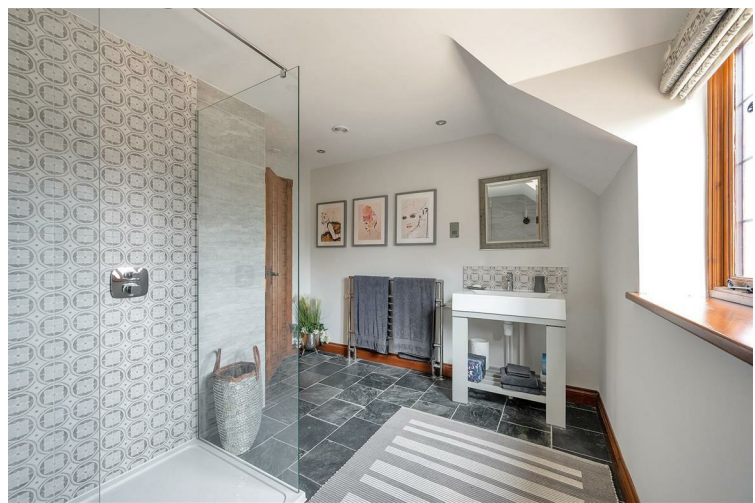
TENURE

Freehold with vacant possession upon completion.

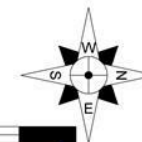
VIEWING

Strictly by prior arrangement with the Agents (01476 851400).





Main Street, Little Humby



Ground Floor
Approximate Floor Area
1611 sq. ft
(149.71 sq. m)



First Floor
Approximate Floor Area
1520 sq. ft
(141.29 sq. m)

Approx. Gross Internal Floor Area 3131 sq. ft / 291.00 sq. m (Including Garage)

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

Produced by Elements Property

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