



The Grange  
Caythorpe

MOUNT & MINSTER



# The Grange

Caythorpe

A charming and prominent residence in the heart of this equally attractive 'chocolate box' Cliff Village, enjoying open-plan living at the highest level, complimented by the opportunity to continue grazing the adjoining grazing paddock (1.8 acres).

## DESCRIPTION

Tucked away in a quiet and secluded position, yet within walking distance of all the local amenities that make this village hugely sought-after, this glorious home is beautifully proportioned and has been meticulously maintained and modernised to create a rare opportunity to acquire a property offering contemporary elegance at its finest. Accommodation briefly includes an entrance hall, a family room and additional lounge, a home office and a spacious open-plan kitchen with both further living space and dining area. Upstairs, there are five double bedrooms and three bathrooms, including two ensembles.

## OUTSIDE

The property is approached through electric gates onto a paved driveway with ample parking for multiple vehicles. There is direct access into the garage to the side of the house, and a pretty front garden with a plethora of flower beds, trees and shrubs. The rear garden is landscaped into multiple areas; a paved patio provides an ideal space for outdoor dining and entertaining, a decking space provides additional opportunities for entertaining and space for a hot tub, complimented further by a lawn with a garden shed.

An adjoining 1.8 acre grazing paddock is currently used by the current owners for equestrian use. The additional availability of this extra land is subject to agreement with The Diocese.

## LOCATION

Caythorpe is a popular Cliff village close to the historic city of Lincoln and market towns of Newark, Grantham and Sleaford, with various commuter routes including the A1 trunk road, A46 and access to London via high speed rail network (approx 1hr 6mins from Grantham). The village has a post office, village store, village hall, social club, primary school, medical centre and two public houses, and lies on a bus route between Lincoln and Grantham.



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### SCHOOLS

Ideally located for growing and mature families, both Grantham, Lincoln and Sleaford are well-regarded for the quality of their local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand, as well as a private mini-bus service from Caythorpe to Lincoln Minster School. Caythorpe is fortunate to also be suitably located for highly respected Sleaford schools including Carre's Grammar School, Kesteven and Sleaford High School Selective Academy and St George's Academy.

### SERVICES

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

### ENERGY PERFORMANCE

Rating: E

### COUNCIL TAX

Band: G

### 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

@: [info@mountandminster.co.uk](mailto: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.







# Church Lane, Caythorpe



**Approx. Gross Internal Floor Area 3299 sq. ft / 306.44 sq. m**

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

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