



Glenholme, High Street

Fulbeck, NG32 3JT



Book a Viewing!

£320,000

A beautifully unique and tastefully modernised Two Bedroom Cottage, blending rich character with elegant contemporary touches. From exposed stonework and beams to cast iron radiators and parquet flooring, this stunning home offers charm in every corner while remaining highly practical. Quietly positioned and finished to an exceptional standard, it is ideal for buyers seeking something truly special. Accommodation comprises of Lounge/Diner, Kitchen and a First Floor Landing leading to a Bathroom and Two Bedrooms.





SERVICES

Mains Electricity, water and drainage. Electric heating.

EPC RATING – E.

COUNCIL TAX BAND – A.

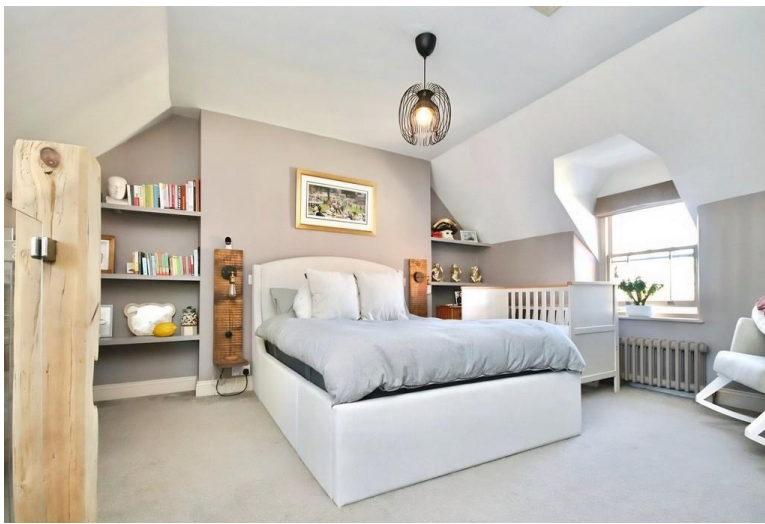
LOCAL AUTHORITY - South Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Fulbeck is an attractive and well regarded Lincolnshire village offering a peaceful rural setting with a friendly community feel. The village is home to the Hare & Hounds pub, café, craft centre and playing fields, with further amenities available in nearby Caythorpe and Leadenham. Excellent transport links connect the village to Lincoln, Grantham and Newark, with fast rail services to London from both Grantham and Newark North Gate. The area is also served by well rated primary schools and renowned grammar schools in Grantham and Sleaford. Surrounded by open countryside and scenic walking routes, Fulbeck provides an ideal balance of village life and accessibility.



ACCOMMODATION

LOUNGE/DINER

13' 9" x 21' 11" max (4.19m x 6.68m) A wonderfully inviting space full of character, accessed through a beautiful wooden door and framed by full length windows that allow natural light to pour in, parquet flooring, features include a log burner set within a feature fireplace, under stairs storage cupboard, exposed beams and cast iron radiators, three Velux windows brighten the room, stairs to the first floor landing and a cosy nook currently used as a cloakroom.



KITCHEN

10' 1" x 14' 8" (3.07m x 4.47m) A charming yet highly practical kitchen, fitted with a range of cupboards and drawers beneath granite worktops and splashbacks, a stainless steel Belfast sink, integrated fridge/freezer, spaces for a washer/dryer and dishwasher, Rangemaster electric oven with electric stove and extractor above, integrated wine cooler, spotlights, under cupboard lighting, parquet flooring, upright radiator and two UPVC windows to the front aspect and a breakfast bar provides a perfect casual dining spot.

LANDING



BEDROOM 1

13' 10" x 14' 10" (4.22m x 4.52m) A striking principal bedroom with a feature fireplace along with a radiator, glass panelled stairwell, loft access and windows to both the front and rear aspects create a bright, balanced room.

BEDROOM 2

10' 1" x 12' 10" max (3.07m x 3.91m) A generous second bedroom with cupboard/wardrobe storage, radiator, additional radiator, UPVC window, loft access and housing for the boiler/hot water tank.

BATHROOM

A beautifully appointed four piece suite including shower tray with tiled splashbacks, WC, pedestal sink and bath, finished with inset shelving, spotlights, upright towel radiator and a window to the front aspect.



OUTSIDE

The garden is arranged over differing levels, laid mainly to lawn with gravel pathways linking each section. Slabbed steps lead down to a sun-trapped patio area, perfect for outdoor seating, two brick outbuildings with electricity, a small pond and mature borders complete this charming and versatile outside space.



WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

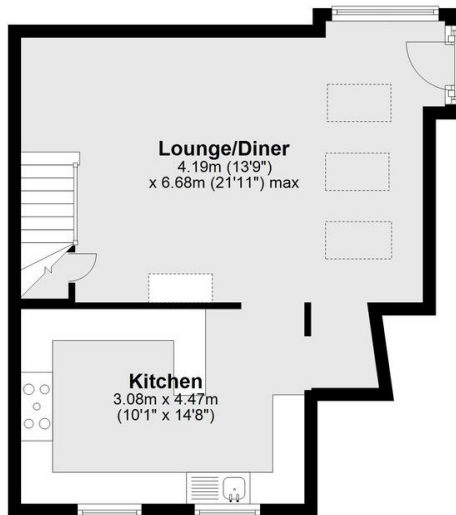
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

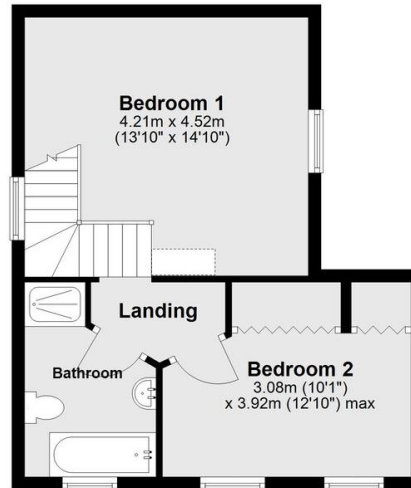
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

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Ground Floor



First Floor



Total area: approx. 81.3 sq. metres (874.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

