

Orchard House

Foston



MOUNT & MINSTER



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A perfectly charming extended cottage with an equally pleasant garden, located on the edge of this pretty village with glorious views and splendid original features throughout.

- Detached Cottage
- Character Features
 - Kitchen & Utility
- Lounge & Dining Room
 - Three Bedrooms
 - Bathroom
 - Sunset Balcony
- Charming Garden
 - Garage
- Large Driveway



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DESCRIPTION

A glorious cottage enjoying a plethora of charm and elegance from top to bottom, enjoying spacious and extended accommodation to create a warm and comfortable residence. Accommodation briefly includes a breakfast kitchen, a utility room, a dining room, a main lounge with a log burner, a ground floor bathroom and two double bedrooms and a study/small bedroom to the first floor.

OUTSIDE

The property is approached onto a long paved driveway with ample parking for multiple vehicles. There is direct vehicular access into the garage, complemented by a side pedestrian door as well. A garden gate leads to the front of the property with a pathway leading up to the front door. The garden is an oasis of colour and beauty with a lawn and a fine selection of flower beds and shrubs. An elevated paved terrace provides a superb seating area looking over the garden, together with a larger dining area at the gable end of the house with a very attractive timber pagoda.

LOCATION

Foston is a small village some 6 miles north of Grantham just off the A1. It is also 7 miles south of Newark and 18 miles east of Nottingham. Nearby Long Bennington boasts many amenities including local shopping facilities, quaint cafe, a popular Primary School (rated 'Good' by Ofsted) and an excellent doctors surgery. Leisure facilities include a bowling green and tennis courts.

Grantham is well-regarded for the quality of its 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, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand.

The town itself benefits from a fast and reliable rail service into London Kings Cross (1 hour). It has 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. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa. Local 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. A designer shopping village is currently under construction.

SERVICES

The property is centrally heated throughout with mains gas, water, drainage and electricity.





ENERGY PERFORMANCE

EPC Rating: D

COUNCIL TAX

Band: C

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on 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

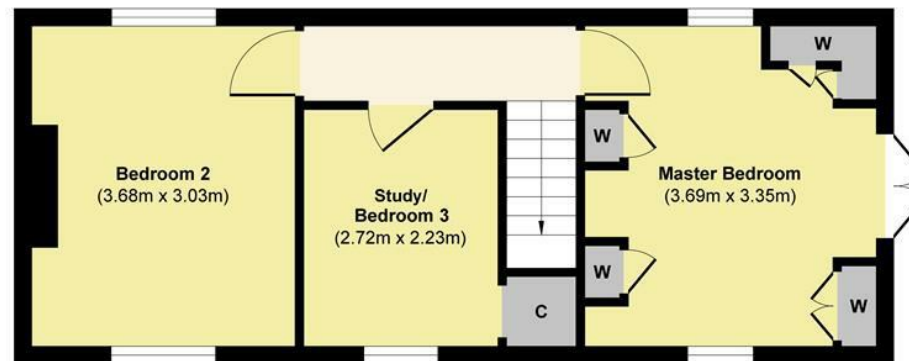
BUYER IDENTITY CHECKS

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.

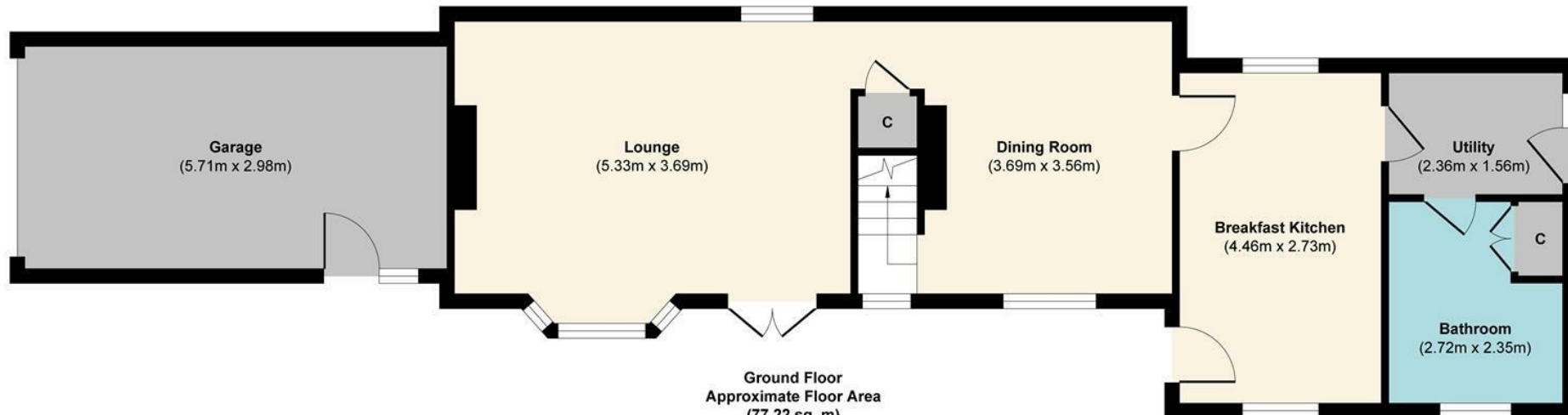




Main Street, Foston



First Floor
Approximate Floor Area
(35.73 sq. m)



Ground Floor
Approximate Floor Area
(77.22 sq. m)

Approx. Gross Internal Floor Area 112.95 sq. m

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

Produced by Elements Property

