



Long Row
Welby

MOUNT & MINSTER



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Welby

A prominent cottage with huge amount of kerb appeal in an equally attractive village, this spacious home offers comfortable living with character from top to bottom.

- Gorgeous Cottage
 - Country Kitchen
- Spacious Dining Room
- Triple Aspect Lounge
 - Three Bedrooms
 - Beautiful Bathroom
- New Hallway/Bootroom
 - Private Parking
- Manageable Garden
 - Storage Barn



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DESCRIPTION

A period cottage with original features throughout that stands well in the heart of this sought after and attractive village. This welcoming home offers spacious accommodation that includes a welcoming kitchen with high ceilings and is complimented by a generous dining room with a feature log burning stove. The adjoining lounge also enjoys an additional log burner with views out over the courtyard and a staircase that leads up to three bedrooms and a well-proportioned bathroom with both a roll top bath and separate shower.

OUTSIDE

The property is approached onto a gravel driveway with ample parking for multiple vehicles. A gate leads through to an enclosed courtyard with a raised patio providing an ideal space for outdoor dining and entertaining. The garden is predominantly laid to lawn with a further paved area for additional seating. Various outbuildings include a large two tier storage barn, a log shed and a gardeners' W.C.

LOCATION

Welby is a small, peaceful village set amid the rolling countryside of South Kesteven, around four and a half miles north-east of Grantham. Its rural setting offers a welcome sense of quiet, while the surrounding lanes and open landscape invite exploration on foot and by bicycle.

The nearby market town of Grantham provides a broader range of everyday amenities, including independent shops and national retailers, cafés, restaurants and leisure facilities. Its railway station offers direct services on the East Coast Main Line, with London King's Cross reachable in around an hour; the A1 also provides convenient road links north and south.

Ancaster offers a useful choice of village amenities, including a primary school, village shop, butcher, pub and railway station on the Poacher Line. Together with Grantham's wider range of shopping, services and transport connections, these nearby villages give Welby an appealing balance of country living and day-to-day convenience.





SCHOOLS

There is an excellent choice of local schools nearby including The Ropsley Church of England Primary School, Grantham Belmont Community Primary School and well respected private schools including Dudley House School. Grantham also accommodates The King's School and Kesteven & Grantham Girls School.

SERVICES

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

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

Strictly by prior appointment with the agents: 01476 851400.

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01476 851400

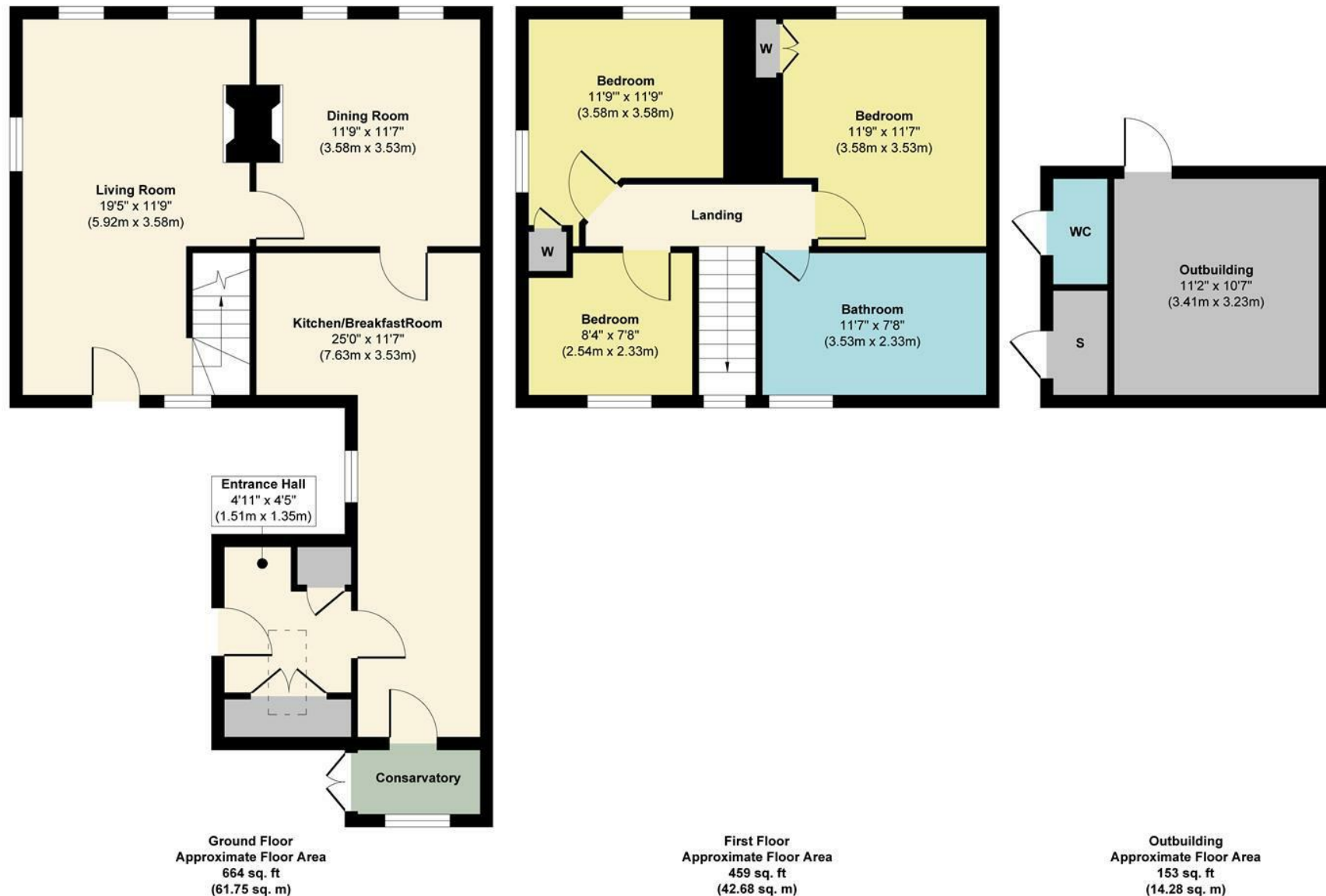
E: info@mountandminster.co.uk

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Approx. Gross Internal Floor Area 1276 sq. ft / 118.71 sq. m (Including Outbuilding)

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

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Autumn Park Business Centre, Dysart
Road, Grantham, NG32 7EU

Tel: 01476 515 329

Email: info@mountandminster.co.uk

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