



Anwick House

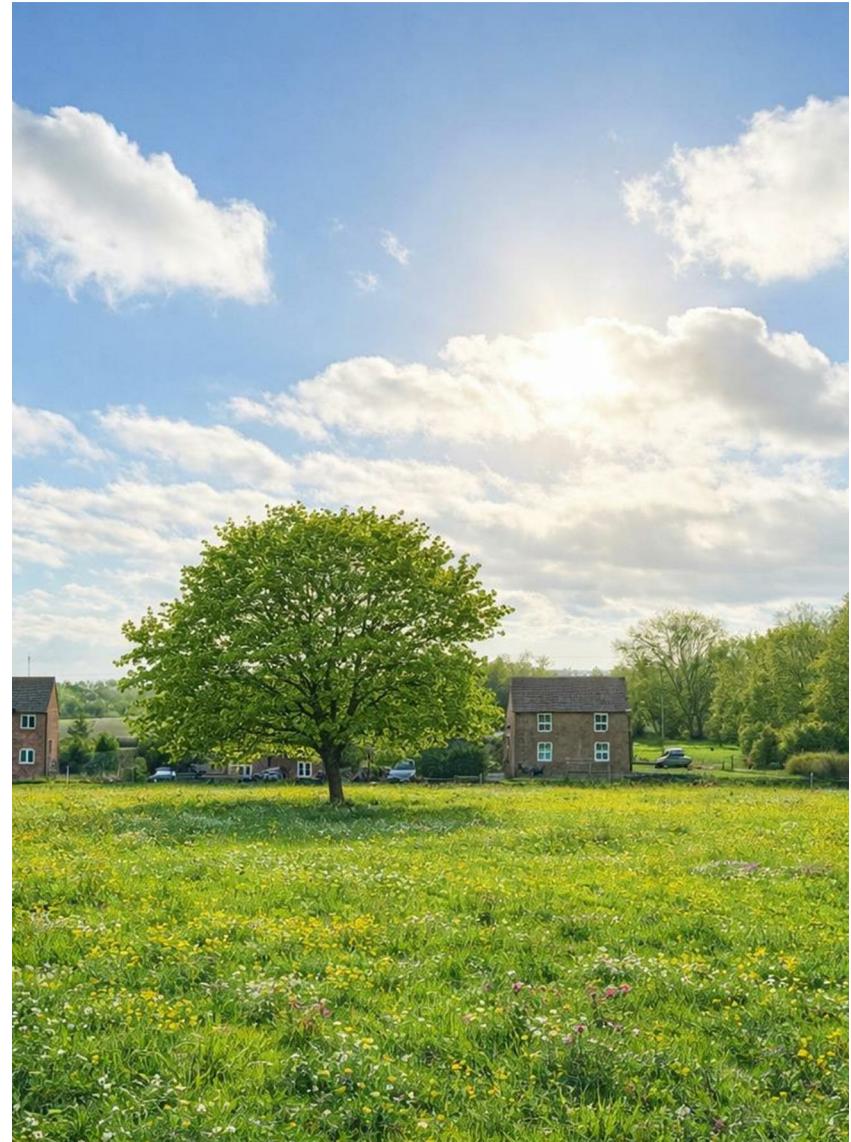
MOUNT & MINSTER



## Anwick House

A large and spacious residence that stands tall on the edge of this pretty village, enjoying glorious views over the unspoilt Lincolnshire countryside.

- Prominent Farmhouse
- Formal Lounge
- Relaxing Family Room
- Open-Plan Kitchen Diner
- Five Double Bedrooms
- Three Bath/Shower Rooms
  - Home Office
  - Gated Entrance
  - Double Garage
  - No Onward Chain



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## DESCRIPTION

Sitting in a quiet and private position with vistas over the south facing open fields and rural landscape, this glorious semi-detached character home stands tall in its own large yet manageable lawned gardens. Accommodation briefly consists of a spacious entrance hall with a cloak cupboard under the stairs and a W.C. alongside, a very spacious formal lounge with an open fire and french doors leading out onto the terrace, an additional reception room that can be used as a day-to-day family room or a more formal dining room or play room and a double aspect country kitchen diner with adjoining utility room. Upstairs there are five very generous double bedrooms with glorious views and some period features including vaulted beams, complemented by three bathrooms, including an ensuite to the master bedroom.

## OUTSIDE

The property is approached through gates leading onto a spacious gravel driveway with parking for multiple vehicles. There is direct vehicular access into the large double garage and storage space behind. The garden is predominantly laid to lawn with raised beds and beautiful flower beds. There is a paved patio area immediately outside the french doors providing an ideal space for outdoor dining and entertaining.

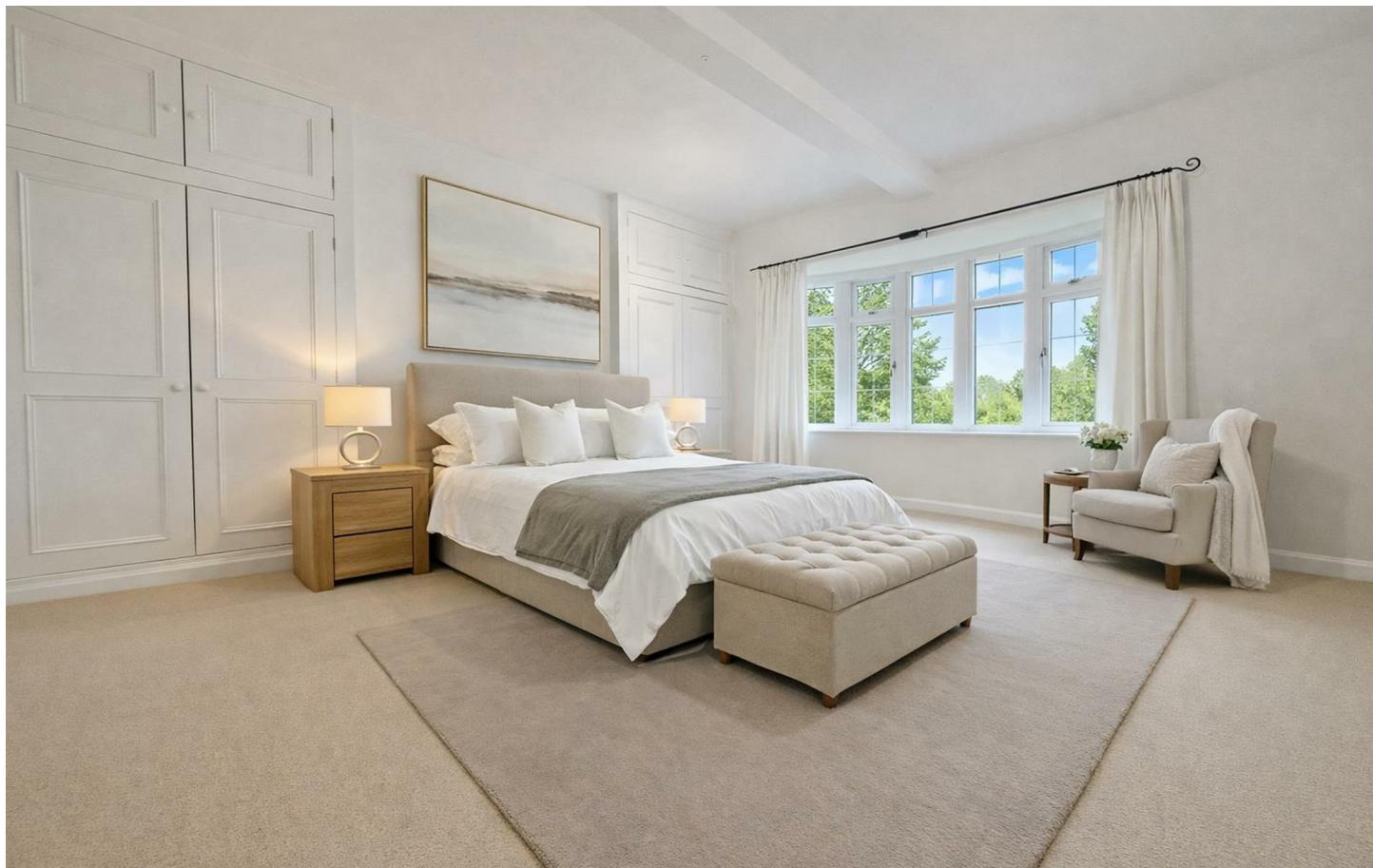
## LOCATION

Timberland is located approximately fourteen miles from the Cathedral City of Lincoln and four miles from the village of Metheringham which has a train line. The city of Lincoln is enjoying a boom in popularity and investment and is becoming well known as a good place to live and work, as well as to visit. The Brayford Pool entertainment district is well stocked with restaurants, bars and a large cinema and the city high street enjoys all of the main retail outlets one would expect for a growing city.

## SCHOOLS

Local primary schools include Mrs Mary King's C of E Primary School in neighbouring Martin, Walcott Primary School and Billinghay C of E Primary School. Close by there are secondary schools which include The Barnes Walis Academy, Carre's Grammar School, St George's Academy and Kesteven and Sleaford High School.





#### SERVICES

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

#### ENERGY PERFORMANCE

Rating: F

#### COUNCIL TAX

Band: F

#### 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. 01522 716204

#### ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 01522 716204

@: 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.





# Station Road, Timberland



**Approx. Gross Internal Floor Area 3022 sq. ft / 280.73 sq. m**

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

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