

# Brambles

Allington



MOUNT & MINSTER







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Allington

A beautiful home with the best of both worlds; a traditional looking residence with character, yet built in recent years to modern construction methods, giving peace of mind to those seeking contemporary elegance at its finest.

## DESCRIPTION

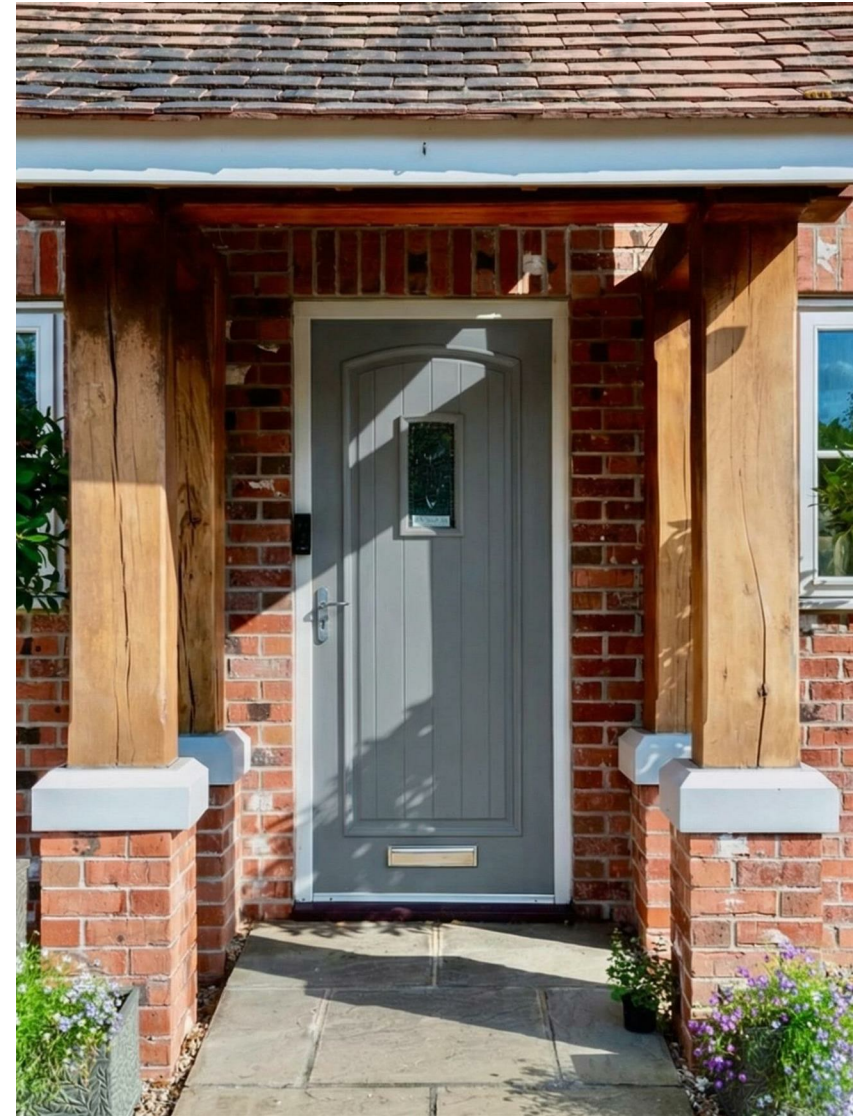
An immaculate home with spacious living at its very best. Built around twelve years ago with a traditional feel both inside and out, this property enjoys all the benefits of a modern home, yet with a sense of character that sets this property apart from so many others. Accommodation briefly includes a large, open-plan kitchen with both living and dining areas, a principal lounge with gorgeous wooden floors and an inviting log-burner, a ground floor office or play room, four generous double bedrooms and three bathrooms, two of which are ensuite.

## LOCATION

Allington is superbly located approx 3 miles North West of Grantham nestled in attractive and open countryside. The village benefits from a primary school, a well-respected pub and a beautifully converted Grade II listed country house hotel. There are playing fields and children's play areas both within walking distance.

The village is sought after due to its close proximity to major transport links, including the A1 and Grantham Train Station with direct and fast links to London Kings Cross (1 hour). The historic and thriving market town of Grantham similarly boasts a convenient central location, with excellent transport links to nearby Stamford, Lincoln, Newark and Nottingham, as well as great facilities and acres of unspoiled countryside close-by. The town has its own independent cinema, arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports.

The local countryside, much of which can be seen from this attractive property, provides an ideal setting for family excursions and there are numerous quaint villages, nature reserves and historic sites to visit in close proximity. 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.



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## SCHOOLS

Local Primary Schools include Allington and Sedgebrook Church of England School, as well as Long Bennington Church of England School, both of which were recently rated as Outstanding by Ofsted. Secondary Schools of particular note are The King's School and Kesteven Girls School, both in Grantham and rated as Outstanding, as well as Grantham Prep International School, again rated as Outstanding.

## OUTSIDE

The property enjoys a pedestrian access to the front via a gate, with a low maintenance gravel frontage and a pathway leading to the front door. The gravel driveway sweeps round to the side of the property, leading to ample parking and the double garage. The rear garden has been meticulously maintained and attended to by the current owners, creating a manageable and attractive haven with a central lawn, flower beds, shrubs, further gravelled areas and a paved space immediately outside the property itself.

## SERVICES

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

## ENERGY PERFORMANCE

Rating: C

## COUNCIL TAX

Band: F

## 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

e: [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.





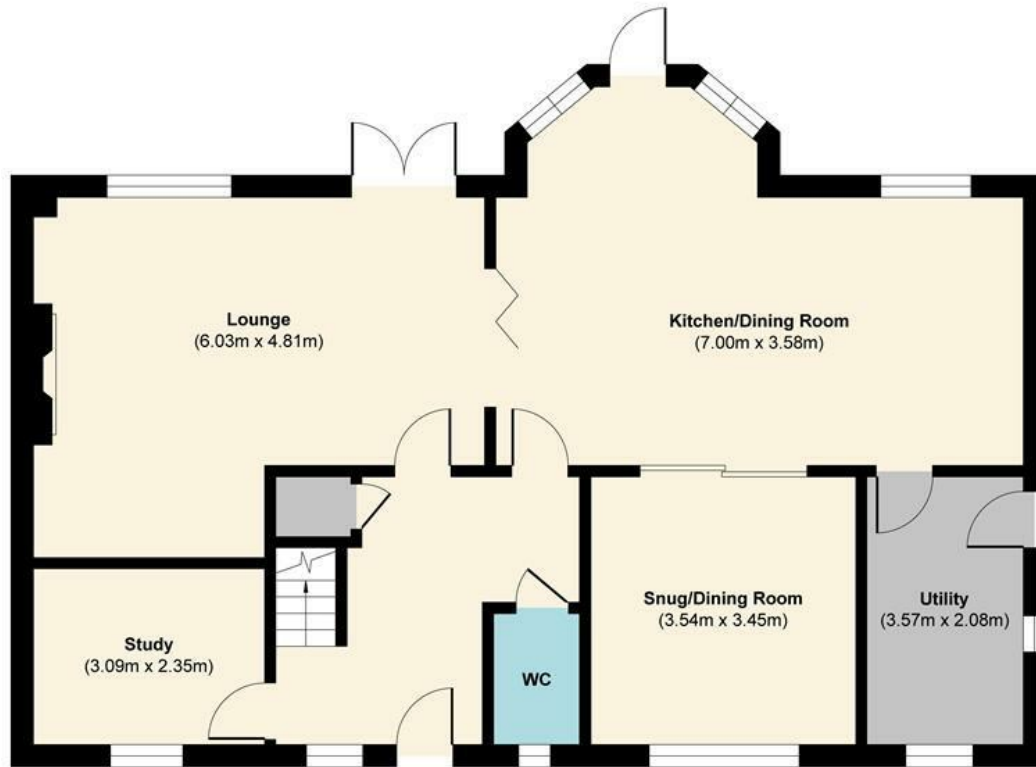




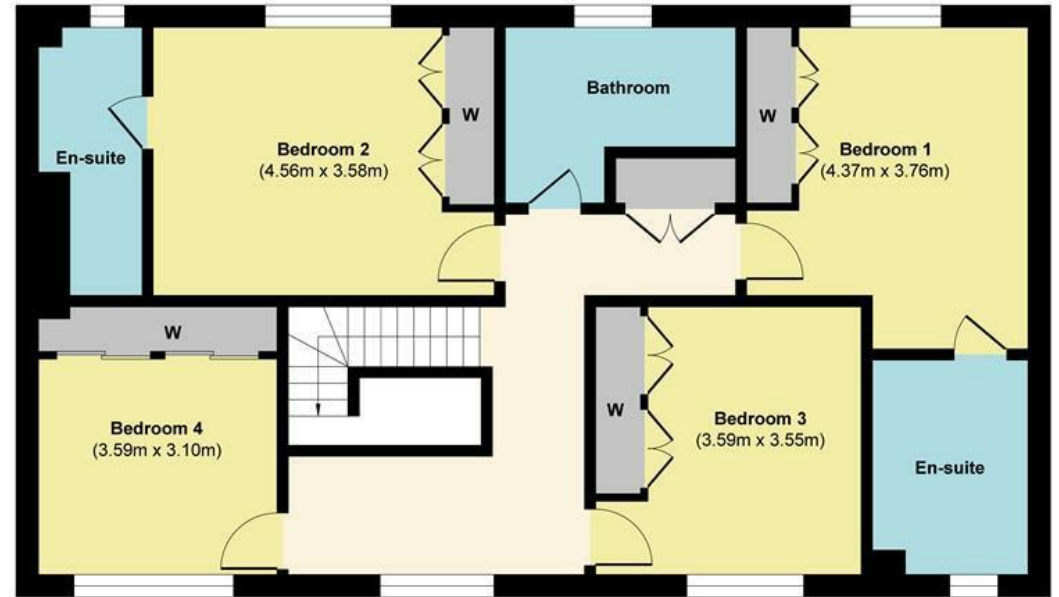




## Bottom Street, Allington



Ground Floor  
Approximate Floor Area  
(100.17 sq. m)



First Floor  
Approximate Floor Area  
(96.34 sq. m)

**Approx. Gross Internal Floor Area 196.51 sq. m**

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

Produced by Elements Property





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