

High Street
Caythorpe



MOUNT & MINSTER



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Caythorpe

An elegant and spacious home, immaculate from top to bottom with ample private parking and splendid gardens, standing prominently in this hugely sought-after Cliff Village.

- Detached Residence
- Beautifully Presented
 - Kitchen Diner
 - Lounge
 - Utility Room
- Three Double Bedrooms
- Two Bath/Shower Rooms
 - Garage
- Front & Rear Gardens
- Cliff Village Location



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DESCRIPTION

Set back and standing well on the edge of an attractive Cliff Village with superb amenities within walking distance, this glorious home is immaculate throughout and enjoys spacious, high-end living in glorious surroundings. Accommodation briefly includes a contemporary yet elegant kitchen diner complemented by a utility room, a lounge, three double bedrooms and two bathrooms, including an ensuite to the master.

OUTSIDE

The property is accessed onto a large gravel driveway through a large timber gate. There is a small lawn adjacent to the driveway with flower beds. A larger rear garden is accessed via a side gate which is predominantly laid to lawn with further flower beds, a summer house and two garden sheds. A large paved patio is located outside the kitchen which is covered by an attractive veranda, providing a superb space for outdoor dining and entertaining.

LOCATION

Caythorpe is a popular Cliff village close to the historic city of Lincoln and market towns of Newark, Grantham and Sleaford, with various commuter routes including the A1 trunk road, A46 and access to London via high speed rail network (approx 1hr 6mins from Grantham). The village has a post office, village store, village hall, social club, primary school, medical centre and two public houses, and lies on a bus route between Lincoln and Grantham.

SCHOOLS

Ideally located for growing and mature families, both Grantham, Lincoln and Sleaford are well-regarded for the quality of their 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, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand, as well as a private mini-bus service from Caythorpe to Lincoln Minster School. Caythorpe is fortunate to also be suitably located for highly respected Sleaford schools including Carre's Grammar School, Kesteven and Sleaford High School Selective Academy and St George's Academy.





SERVICES

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

ENERGY PERFORMANCE

TBC

COUNCIL TAX

Band: D

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 Sole Agents (01476 851400).

ADDITIONAL INFORMATION

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

T: 01476 851400

@: info@mountandminster.co.uk

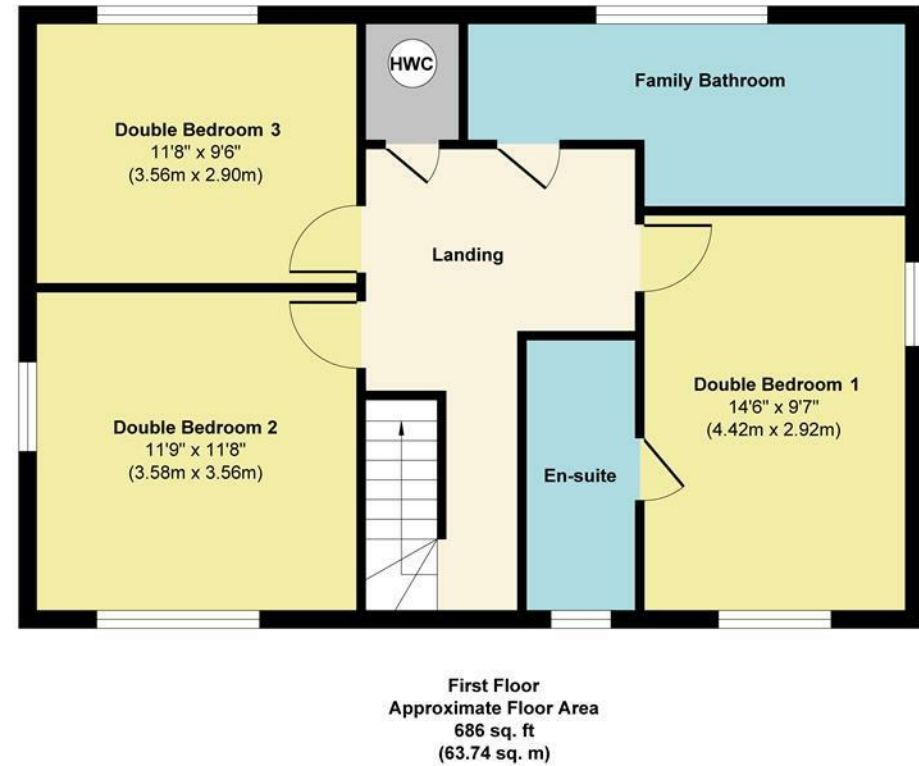
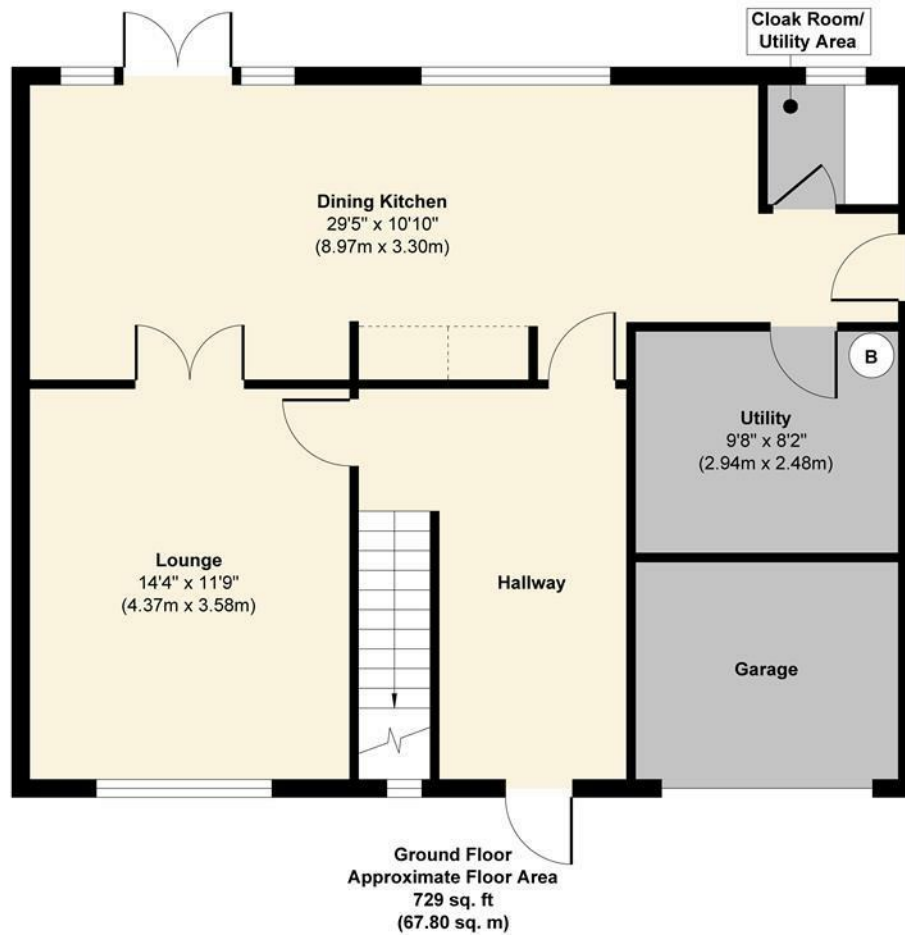
BUYER IDENTITY CHECKS

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.





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Approx. Gross Internal Floor Area 1415 sq. ft / 131.54 sq. m (Excluding Garage)

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

Produced by Elements Property

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