Kings Hill

Caythorpe



MOUNT & MINSTER



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Tucked away on the edge of an enviable Cliff Village, this beautiful family home enjoys stunning views over the open countryside with splendid interiors, meticulously modernised and updated by the current owners.

- Detached Residence
- Cliff Village Location
- Far-Reaching Views
- Principal Reception Room
- Dining Room
- New Kitchen Diner
- Utility Room
- Five Double Bedrooms
- Three Bathrooms
- Home Office



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DESCRIPTION

Spacious and elegant, this glorious home offers a fine balance of character and sophistication within a contemporary and modern home. Modernised and improved in recent years, this welcoming residence offers breathtaking views over the Cliff and beyond. Accommodation briefly includes an entrance hall, a modern and immaculate kitchen complemented by a utility room, a large lounge with a hugely impressive inglnook fireplace, a garden room that is currently used as a play room, a dining room off the hallway, a dedicated home office on the ground floor, five gorgeous bedrooms and three bathrooms, including two ensuites.

OUTSIDE

The property is approached onto a paved driveway with direct vehicular access to the double garage for additional parking. There are established high hedges and a a gravelled area to the front aspect. A side gate leads to the rear garden which looks out over open fields. The majority of the garden is laid to lawn, with various different beds and shrubs and a wilding area. A large paved area provides a superb space for outdoor dining and entertaining. There are also two outbuildings in the form of both a garden shed and a pretty children's wendy house.

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

Rating: D

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

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King's Hill, Caythorpe



Approx. Gross Internal Floor Area 227.20 sq. m (Including Garage)

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

Produced by Elements Property

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Autumn Park Business Centre, Dysart Road, Grantham, NG31 7EU
Tel: 01476 515 329
Email: info@mountandminster.co.uk

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