
Church Lane
Brant Broughton
MOUNT & MINSTER




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Church Lane

Brant Broughton

An attractive and charming home, enjoying a period feel yet built in recent years with spacious accommodation throughout and tucked away in a quiet position in an equally splendid village.

- Handsome Cottage
- Front & Rear Gardens
- Private Parking
- Garage
- Open-Plan Kitchen
- Large Lounge
- Ground Floor Office
- Four Double Bedrooms
- Two Bath/Shower Rooms
- Utility Room



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INTRODUCTION

Situated in a quiet and private position in this pretty and sought-after village, this delightful semi-detached cottage enjoys a period feel, yet was built in recent years to modern construction methods to offer the discerning buyer the wonderful opportunity to acquire a home that offers the best of both worlds. The well-designed layout and accommodation includes a home office on the ground floor, together with a a spacious and airy open-plan kitchen, complemented by an adjoining utilty room and an adjacent lounge with a log-burner. Upstairs there are four generous double bedrooms and a large family bathroom with both a roll-top bath and a shower, as well as the ensuite to the master bedroom.

OUSTIDE

The property is approached onto a private gravel driveway with an additional paved area immediately in front of the single garage. There is a small lawned area to the front with a rose bush and an apple tree. A side gate leads to the rear garden which is predominantly laid to lawn with further flower beds and raised decking running the width of the house and immediately outside the bifold doors.

LOCATION

Brant Broughton is an attractive village situated north of the A17 approximately 12 miles south of Lincoln and 8 miles east of Newark. Amenities include, The Generous Briton public house, fire station, a busy village hall, Methodist Church, Quaker Meeting House, and the Parish Church of St Helens. Further services are located in the neighbouring villages of Navenby and Leadenham.

Newark and the A1 provide superb transport links, with the nearby station providing quick and convenient access to both the North and London Kings Cross (approx 1hr10mins).

Both Lincoln and Newark are in close proximity. Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle - home to the famous Magna Carta, it is safe to say that Lincoln is one of the most historic cities in the region. The Cathedral Quarter, at the top of the aptly named ‘Steep Hill’ features a mix of independent shops, cafes and restaurants along its cobbled streets, while ‘downhill’ Lincoln is where you will find all your favourite High Street retailers. There is also the Brayford Waterfront - home to the University, cinema, bars, cafes and restaurants, some with fabulous views over the Marina. This combination of ancient and modern urban living makes any village near Lincoln the perfect place to live.











Just along the A17 the charming market town of Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark's fascinating heritage is ripe for exploration with enchanting historic sites such as Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. The town enjoys family friendly attractions such as a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores in Newark town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts. There are also a good range of antique shops and a large Waitrose.

SCHOOLS

There is a convenient primary school in the village which benefits from a 'Good' Ofsted rating and offers pre-school and after school clubs. Sir William Robertson Academy is located five minutes away in the neighbouring village of Welbourn.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

COUNCIL TAX BAND

Band: D

North Kesteven District Council

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk







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PARTICULARS

Drafted following clients' instructions of August 2026.

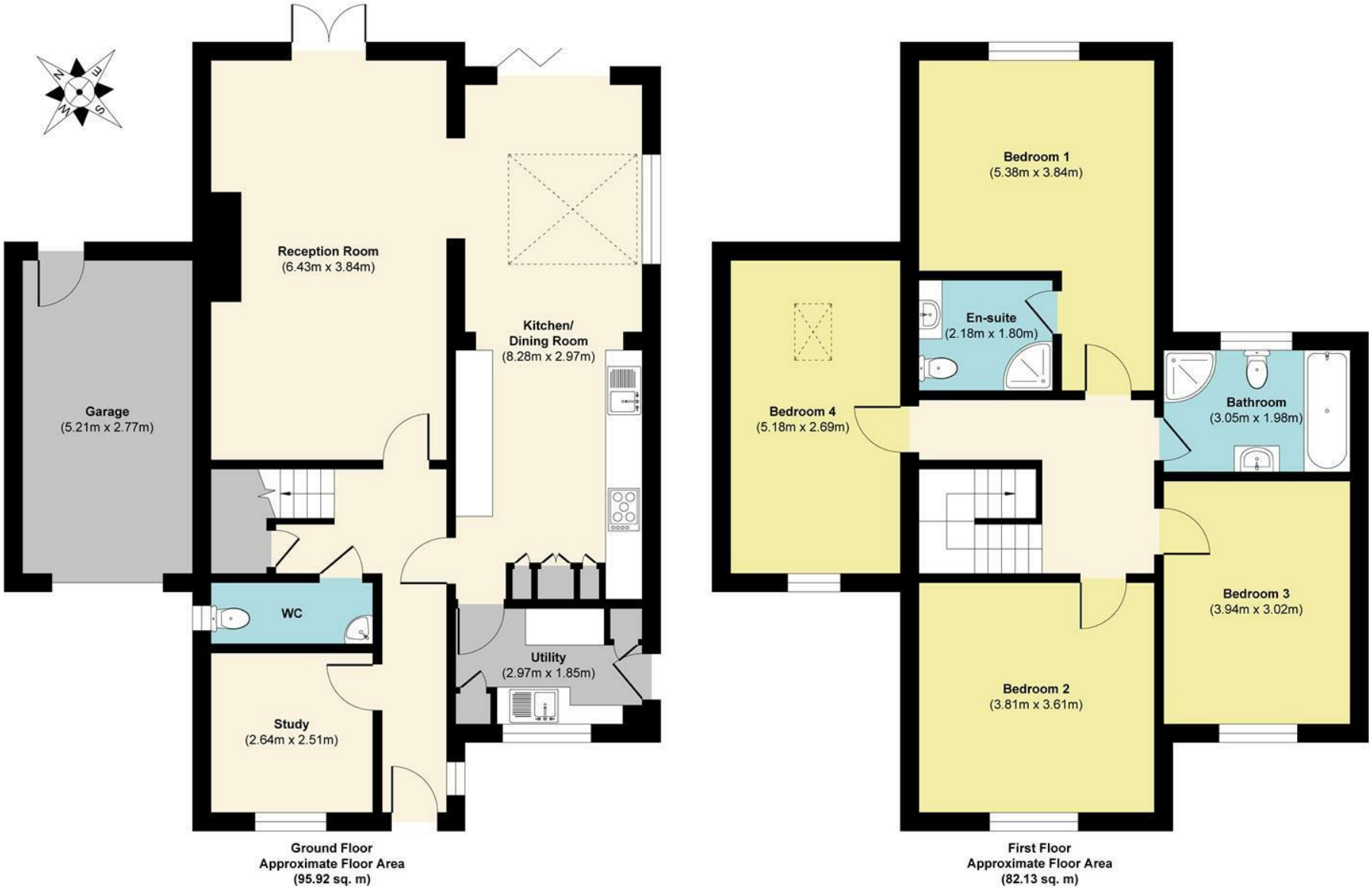








10 Church Lane, Brant Broughton



Approx. Gross Internal Floor Area 178.05 sq. m (Including Garage)

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

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