



Washdyke Lane
Fulbeck

MOUNT & MINSTER

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Fulbeck

DESCRIPTION

A pretty, stone single-storey residence sitting in a prominent and elevated position in this highly sought-after Cliff Village. In need of modernisation, this splendid property would suit further development, subject to planning. Accommodation briefly includes an entrance hall, lounge, dining room, kitchen, utility, garden room, four bedrooms and two bathrooms, including one ensuite.

LOCATION

The picturesque, popular village of Fulbeck benefits from a beautifully maintained cricket green, playing field and children's playground. The village has an Arts & Crafts Centre which includes a master saddler, a decoupage artist, a seamstress and a gallery displaying a wide selection of art. Leadenham Polo Club is one mile away.

Fulbeck village is fortunate to have an excellent pub. The Hare & Hounds has a very good selection of local brews, and the food is also of a very high standard. There is also a popular Tea Room in the village which also serves breakfast and lunch. The Brownlow Arms in the nearby village of Hough-on-the-Hill offers another level of fine dining in an equally attractive village location.

Syston Park Farm, ten minutes south of Fulbeck sells superb fresh produce or visitors can pick their own. There is also a smaller farm shop one mile north of Fulbeck, as well as Post Office and village shops (open until late) within two minutes drive.

The Cathedral City of Lincoln is an ever increasingly popular university city which is better known for its outstanding Cathedral and Castle which hosts one of the copies of the Magna Carta. The city offers a variety of attractions.

Fulbeck is ideally situated close to Grantham, from where there is a 1 hour service to Kings Cross. Newark is also conveniently located just 12 miles west of Fulbeck offering additional main line links. The A17 (10 mins) links Fulbeck to the A1 and Norfolk.

SCHOOLS

The local area provides a wide range of excellent and highly regarded schools. Lincoln (15 miles) offers The Minster school and The Priory City of Lincoln Academy. Sleaford (8 miles) Carre's Grammar and Kesteven and Sleaford High – a selective academy for girls. The King's School and Kesteven & Grantham Girls School both offer exceptional winning secondary education. Local primary schools include Brant Broughton, rated outstanding by Ofsted and Leadenham. Highfields in Newark is a well-regarded independent school and day nursery.

ACCOMMODATION

Living Room

4.55m x 4.25m (14'11" x 13'11")



A delightful Cliff Village cottage with scope for modernisation, tucked-away on a quiet lane and benefitting from lovely gardens and a double garage.

Dining Room
6.28m x 3.04m (20'7" x 9'11")

Garden Room
4.58m x 2.01m (15'0" x 6'7")

Kitchen
3.64m x 3.33m (11'11" x 10'11")

Master Bedroom
3.95m x 3.27m (12'11" x 10'8")

Ensuite
1.79m x 1.74m (5'10" x 5'8")

Bedroom Two
3.26m x 3.01m (10'8" x 9'10")

Bedroom Three
3.34m x 2.43m (10'11" x 7'11")

Bathroom
2.64m x 1.88m (8'7" x 6'2")

Bedroom Four
2.66m x 2.10m (8'8" x 6'10")

OUTSIDE

The property is approached onto a large paved driveway with parking for multiple vehicles and direct access to the detached double garage. Steps lead up to the front door as well as enjoying a more lenient access from the side. Between the driveway and the main house there are elevated beds, shrubs and trees providing a pretty vista for all visitors.

A side-gate leads out to the rear private garden which is mainly laid to lawn with a large paved area accessed from the utility and the garden room, ideal for outdoor dining and entertaining. There are two timber sheds and a summer house, all nestled within further flower beds, trees and shrubs.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band: E

ENERGY PERFORMANCE

Rating: E

TENURE

Freehold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

PARTICULARS

Drafted and photographs taken following clients' instructions of March 2021.

VIEWING

By prior arrangement with the Sole Agents (01476 515329).

ADDITIONAL INFORMATION

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

T: 01476 515329

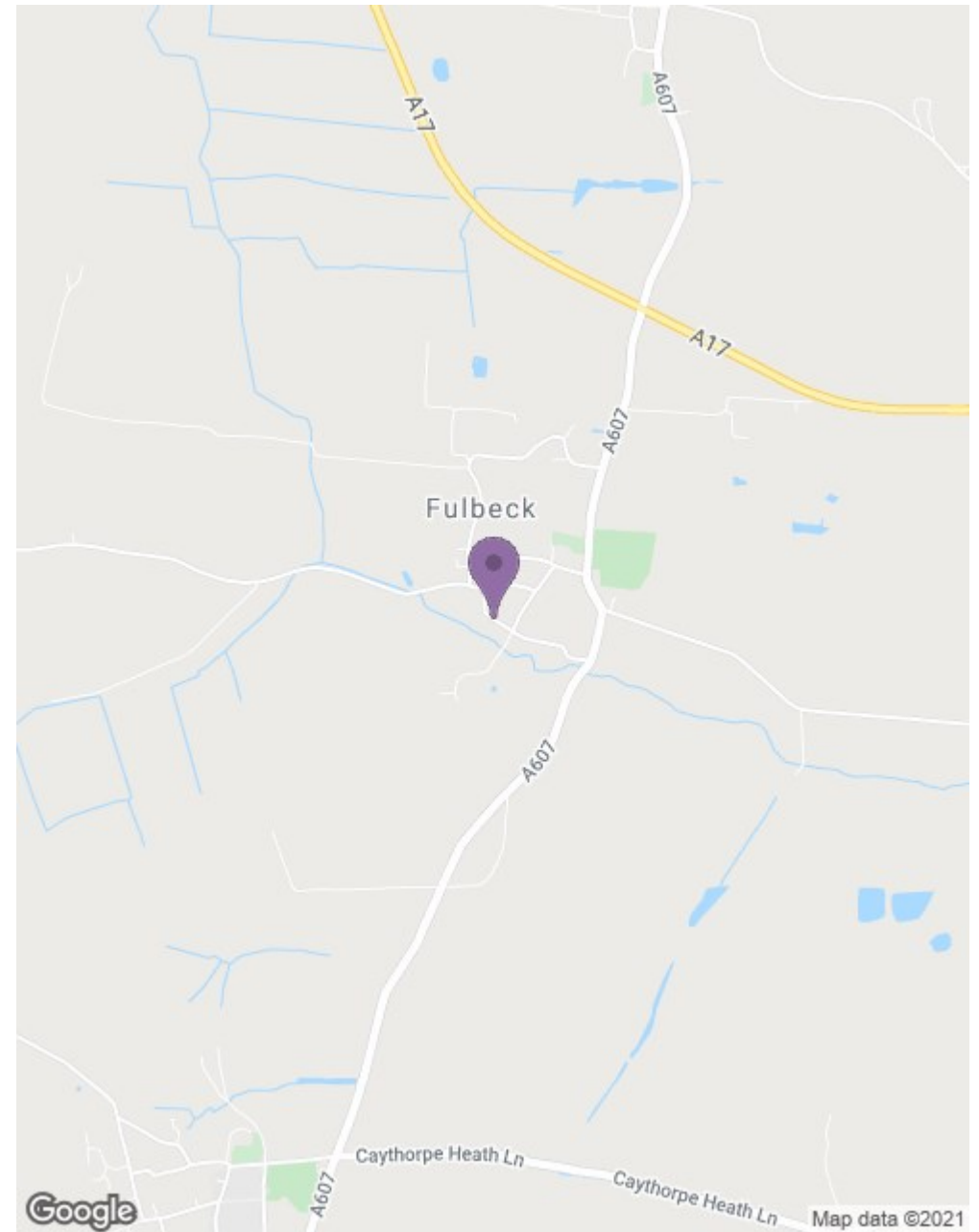
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Approx. Gross Internal Floor Area 1359 sq. ft / 126.32 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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