



Cornfield Cottage
Hougham

MOUNT & MINSTER



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Hougham

Offering scope for further development, this superb home set in the heart of a pretty, rural village has excellent potential to add further value and allow the new owner to create their perfect home.

- Detached Residence
- Three Reception Rooms
 - Three Bedrooms
 - Two Bathrooms
- Further Development Potential
 - Gas Central Heating
 - Converted Garage
 - Gardens
 - Private Parking
- Grantham - London Kings Cross: 1 hour



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DESCRIPTION

A spacious and family-friendly home with open-plan living at its finest and additional scope for further development. Accommodation briefly includes kitchen diner with snug, utility, lounge, three double bedrooms and two bathrooms and one ensuite. A spacious void on the first floor provides excellent scope for an additional master suite, as well as space above the garage.

LOCATION

Hougham is a residential village with local services found in neighbouring Marston which enjoys a primary school, public house with shop for daily essentials and impressive church. Local shopping facilities can be found in nearby Long Bennington.

Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, 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. Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer outlet is currently being constructed.

Hougham is also conveniently located close to Newark, a charming market town steeped in history and Georgian architecture, large Waitrose supermarket, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include 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 and antique shops in the 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.





SCHOOLS

As well as the neighbouring primary school in Marsrton, additional 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 to Lincoln Minster School. Long Bennington Church of England Academy is located 4 miles west of the village.

ACCOMMODATION

Lounge

6.05m x 4.32m (19'10" x 14'2")

Open Plan Kitchen/Diner/Snug

6.32m x 3.91m (20'8" x 12'9")

Home Office

Utility

2.64m x 2.18m (8'7" x 7'1")

Bedroom One

5.18m x 3.81m (16'11" x 12'5")

Ensuite

Bedroom Two

3.94m x 3.10m (12'11" x 10'2")

Bedroom Three

3.71m x 3.07m (12'2" x 10'0")

Family Bathroom

OUTSIDE

The property is approached onto a private driveway with a low-maintenance front garden which is mainly laid to gravel. An attached garage is located at the end of the driveway. Two side gates lead to the larger rear garden. Predominantly lawn, it further enjoys a paved area, ideal for outdoor eating and entertaining. There are dedicated beds, trees and a further gravelled seating area next to a useful garden shed.

SERVICES

The property is heated by gas with mains electricity, water and drainage all connected.

ENERGY PERFORMANCE

EPC: E

COUNCIL TAX

Band: E

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

PARTICULARS

Drafted and photographs taken following clients' instructions of September 2020.

VIEWING

Strictly by prior appointment with the Agents.

ADDITIONAL INFORMATION

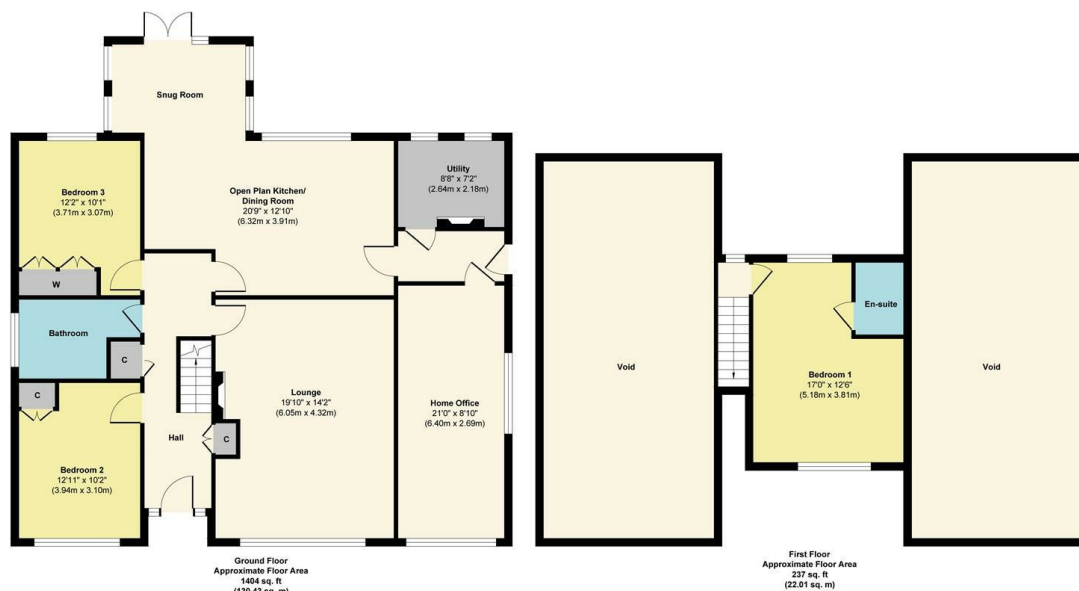
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Main Street, Hougham



Approx. Gross Internal Floor Area 1641 sq. ft / 152.44 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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