



Hall Orchard Lane
Welbourn

MOUNT & MINSTER



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Welbourn

An attractive open-plan home set on the edge of this sought-after Cliff Village with rural views and the option to acquire additional land.

- Country Home
- Attractive Village
 - Open-Plan
- Kitchen/Diner/Lounge
 - W.C.
- Three Bedrooms
 - Bathroom
- Private Parking
 - Shed
- Rear Garden



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DESCRIPTION

A nicely proportioned and very well presented contemporary home set at the end of a no-through road with the option to acquire additional land. The open-plan living accommodation on the ground floor includes a kitchen with utility area, together with versatile areas for both dining and the main lounge. There is also a W.C. next to the stairs leading up to three generous bedrooms and the family bathroom.

OUTSIDE

The property is approached onto a private driveway with parking for multiple vehicles. A side gate leads to the rear of the property where there is a paved area immediately outside the kitchen, providing an ideal space for outdoor eating and entertaining. The rest of the garden is predominately laid to lawn with a useful storage shed. An additional strip of grass field is available to purchase at the bottom of the garden to increase the outside area (further details available from the agents).

LOCATION

Welbourn is an attractive and highly sought-after Cliff Village, found between the Cathedral City of Lincoln approximately 12 miles to the north and Grantham, a popular market town equidistant to the south. Newark and Sleaford are also around 11 miles from the village respectively. The proximity of the A17, A15, A46 and A1 trunk road permit well-connected rural living; Newark and Grantham both offer high-speed rail connection to London Kings Cross (latter 60 mins approx).

The village is serviced by a village store and Post Office, public house and village hall, alongside playing fields and a playground with tennis court facilities. Nearby Leadenham enjoys a popular farm shop, a mere 2 minute drive from Welbourn.

Navenby is located a short drive away (as well as being easily accessed by a regular bus) which benefits from a mix of traditional period properties, pubs, library, restaurants, GP, shops, primary school and a variety of other amenities including a popular butchers, florist, pet-shop and bakery.

SCHOOLS

The local area provides a wide range of excellent and highly regarded schools. These include Lincoln Minster, The Priory and Carre's Grammar in Sleaford as well as The Kings' School and Kesteven & Grantham Girls' School in near-by Grantham. Kesteven and Sleaford High is a selective academy for girls. Sir William Robertson Academy is within walking distance and located just outside the village, as well as a Primary School and Children's Nursery located within the village itself.

SERVICES

The dwelling is centrally heated throughout (oil) and is connected to mains water and electricity. Drainage is to a private klargester.





ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: C

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior arrangement with the Agents (01476 851400).

ADDITIONAL INFORMATION

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

T: 01476 851400

@: info@mountandminster.co.uk

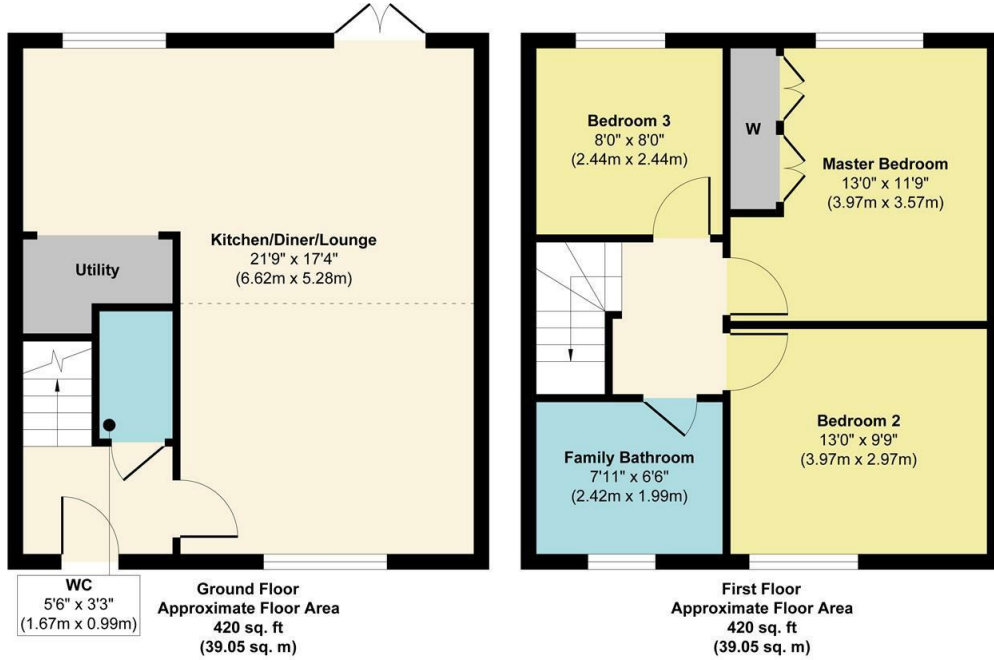
BUYER IDENTITY CHECKS

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.



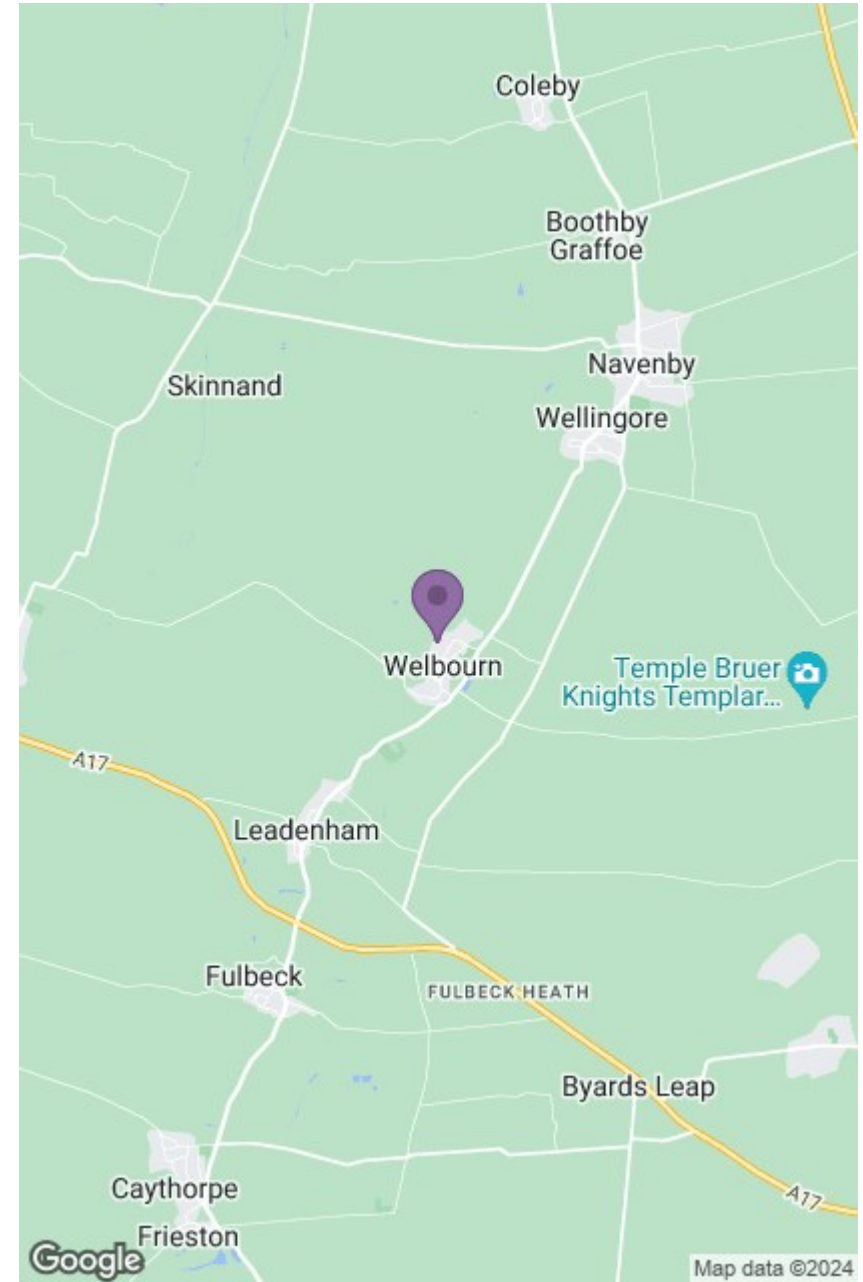


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Approx. Gross Internal Floor Area 840 sq. ft / 78.10 sq. m

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



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