



Orchard Drive
Caythorpe

MOUNT & MINSTER

DESCRIPTION

This unique property is not only state-of-the-art in design, but also in its technologies as well with an air source heat recovery system, centralised vacuum system and underfloor heating throughout. The windows are Velfac in their construction, a highly regarded and respected brand with low-maintenance aluminium materials externally, and attractive timber facings internally. These thoughtful additions, alongside an exceptional quality of build and insulation, results in reduced running costs and EPC rating "B".

Accommodation includes an entrance hall with integrated cloak cupboard, a large and prominent lounge with double height windows overlooking the gardens and a bespoke ceiling light fixture complemented by a two-way log burner, a superb German kitchen for everyday family dining and more formal entertaining with multi-lighting LED's and pendent lights together with a large walk-in pantry and a utility/laundry. There is an additional family room enjoying dual aspect windows including a contemporary corner window as well as a versatile room that would make an ideal home office or a fourth bedroom with the convenience of a shower room next door.

Upstairs there is a well proportioned master bedroom with integrated wardrobes and the added benefit of a private balcony looking out over the lawns, as well as a large ensuite and separate dressing room as to be expected of a property of this stature. The other two double bedrooms are also generous, each with their own ensembles. The galleried landing has wonderful views over the living space below and through into the garden through the full height glass, with a storage room just off the landing itself.

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 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 is well-regarded for the quality of its 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. Grantham Prep International is about 25 minute drive.

OUTSIDE

The property sits on a 0.7 acre plot (approx), mostly laid to lawn with many mature trees, a fruit orchard and an ornamental raised pond. It is approached along a privately owned gravel drive, through the orchard and onto a tarmac driveway closer to the main house. Numerous parking spaces are provided, with an attached double width garage, and further structures include an outbuilding, with scope to be used for storage, and two additional garages.

SERVICES

The property is centrally heated throughout (oil) with underfloor heating, mains water, electricity and drainage all connected to the property. A heat recovery system is installed.

METHOD OF SALE

The property is offered for sale by Private Treaty.

ENERGY PERFORMANCE

The agents wish to bring to the attention of prospective purchasers that this modern home is extremely efficient with an EPC Rating of B.

COUNCIL TAX

Band F

TENURE

Freehold with vacant possession upon completion.

VIEWING

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

BUYER IDENTITY CHECKS

Please note that prior to acceptance of any offer, agents 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) Regulation 2017.



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