



Washdyke Lane
Fulbeck

MOUNT & MINSTER



Washdyke Lane

Fulbeck

A splendid and attractive cottage in one of Lincolnshire's most sought-after villages, offering very spacious living accommodation and a charming garden.

- Detached Cottage
- Cliff Village Location
 - Lounge
 - Reception Hall
 - Kitchen Diner
 - Utility/Workshop
- Two Double Bedrooms
 - Bathroom
 - Private Driveway
- Requires Some Modernisation



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DESCRIPTION

Standing in a prominent setting on a quiet lane in this very popular Cliff Village, this glorious cottage benefits from generous accommodation that's in need of some modernisation to create a character residence in an equally attractive location. Accommodation briefly includes a spacious reception hall, a lounge with a large window looking out over the rear gardens and an open fire, a large open-plan kitchen diner, two double bedrooms to the first floor and the bathroom. There is also an attached utility/workshop with a W.C..

OUTSIDE

The property is approached onto a private driveway to the front elevation with a side gate. The rear garden is predominately laid to lawn with a paved lower terrace providing an ideal space for outdoor dining and entertaining. There are flower beds and fruit trees with a selection of shrubs and perennials providing a wide variety to this pretty and inviting garden.

LOCATION

Fulbeck accommodates some of the most prominent private homes for miles around. The smaller character cottages are attractive and highly sought after. The village benefits from a beautifully maintained cricket green and playing fields. A children's play ground and recreational areas are located at the edge of a football and cricket pitch.

A popular working Arts and Crafts Centre is located within the village with a variety of visitor attractions. A cafe offers a fine range of drinks and refreshments. Fulbeck village is possibly known best for one of the most popular Pubs in the area. The Hare & Hounds not only has a good selection of local brews, but the food is also to a very high standard. Nearby, The Brownlow Arms in Hough-on-th-Hill provides another level of fine dining in an equally attractive village location.

Syston Park Farm, 10 mins south of Fulbeck, offers superb fresh produce both in the shop itself, and outside for visitors to pick their own. A smaller farm shop is also located in Leadenham, 2 mins north of Fulbeck, together with a polo club.

Fulbeck is ideally situated close to Grantham, providing superb travel to London Kings Cross in 1 hour. Newark is also conveniently located just 10 miles west of Fulbeck with additional main line links.

SCHOOLS

A number of highly regarded schools are located in close proximity to Fulbeck, including Lincoln Minster, The Priory and Carre's Grammar in Sleaford. The Kings' School and Kesteven & Grantham Girls' School are both situated in near-by Grantham, as well as Grantham Prep International School. Sir William Robertson Academy is located five minutes away in Welbourn.





SERVICES

The property is centrally heated throughout (oil fired) with mains drainage, mains electricity and mains water.

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Modern Online Auction. Additional details available from the Agents or via our partner Agent, i-am-sold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The successful buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.80% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

TENURE

Freehold with vacant possession on completion.

VIEWING

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

ADDITIONAL INFORMATION

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

T: 01476 851400

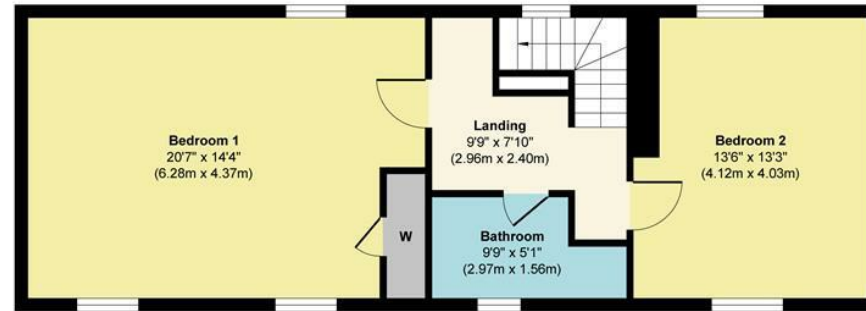
@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

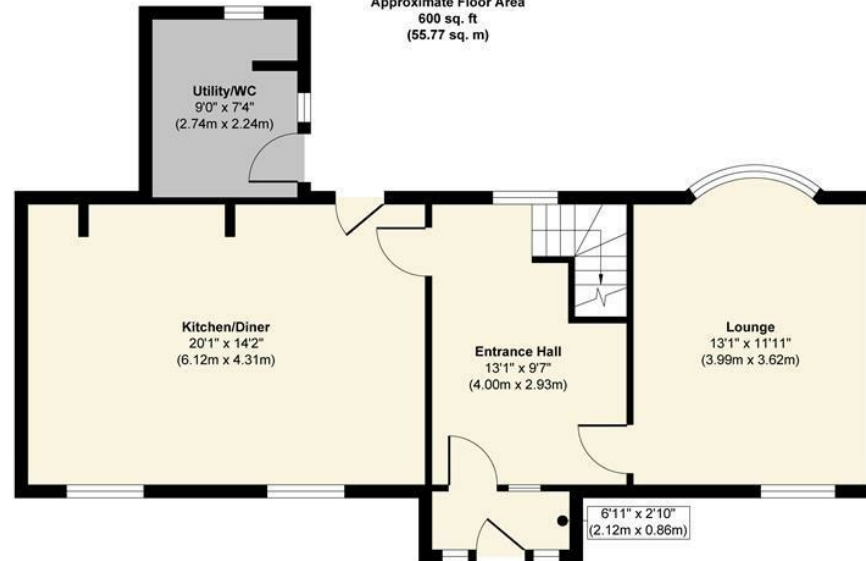
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



Washdyke Lane, Fulbeck



First Floor
Approximate Floor Area
600 sq. ft
(55.77 sq. m)



Ground Floor
Approximate Floor Area
697 sq. ft
(64.79 sq. m)

Approx. Gross Internal Floor Area 1297 sq. ft / 120.56 sq. m

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

Produced by Elements Property

