



Pear Tree House High Street
Stapleford

MOUNT & MINSTER



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Stapleford

An executive detached spacious family residence set in a plot of approximately 1/3 of an acre.

- Detached residence
- Private gated access
 - Five bedrooms
 - Four en-suites
- Two reception rooms
- Open plan kitchen/family living room
 - Study
 - Utility
- Ample off road parking
 - Double garage



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INTRODUCTION

Pear Tree House is an executive detached residence which has been extended and refurbished by the current vendors to create a high quality finish, spacious family home. The property sits in a plot of approximately 1/3 of an acre and the accommodation briefly comprises, entrance hall, living room, family room, open plan kitchen/living room, the bespoke kitchen from Utopia interiors briefly comprises a range of wall and base units with a generous island unit with granite work surfaces over, along with a range of integrated appliances including double oven, two warming drawers, microwave, coffee machine, wine fridge, dishwasher, induction hob with down pull extractor, fridge freezer, and Quooker tap. Bifold doors open out onto a patio which provides the ideal entertaining and alfresco dining space. A utility, study with built in furniture and downstairs WC conclude the ground floor.

To the first floor there are five bedrooms, four en suites and family bathroom, the master bedroom benefits from built in furniture which was installed by Neville Johnson in 2021. The property further benefits from underfloor heating to the kitchen/living room and utility.

OUTSIDE

The property is accessed via electric gates with intercom which leads to ample off road parking and double garage with electric doors. The front garden is primarily laid to lawn with mature trees and shrubs, and has an electric car charging point, there is pedestrian access to both sides of the property. The rear garden is primarily laid to lawn, with an alfresco dining/entertaining space, there is also an electric point, along with two garden sheds,





LOCATION

The small village of Stapleford is conveniently located just 6 miles northeast of the market town of Newark on Trent and the A1 which lies within 3 miles is easily accessible. The village lies adjacent to the well known scenic area of Stapleford Woods and local primary schools can be found in the nearby villages of Brant Broughton and Bassingham. Regular main line trains run from Newark Northgate Station to London Kings Cross with journey times of just over 75 minutes.

SCHOOLS

Bassingham Primary School is rated good by Ofsted, with Witham St Hughes Academy close by, rated outstanding. The area has a wealth of favourable secondary schools including Sir Robert Pattinson Academy, Sir William Robertson Academy and The Priory Academy LSST in Lincoln. There are also several private schools locally, with Lincoln Minster School educating children between the ages of three and eighteen, as well as Burton Hathow Prep School.

SERVICES

The property has oil central heating, mains electricity, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band: F

North Kesteven District Council

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

PARTICULARS

Drafted and photographs taken following clients' instructions of October 2024

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

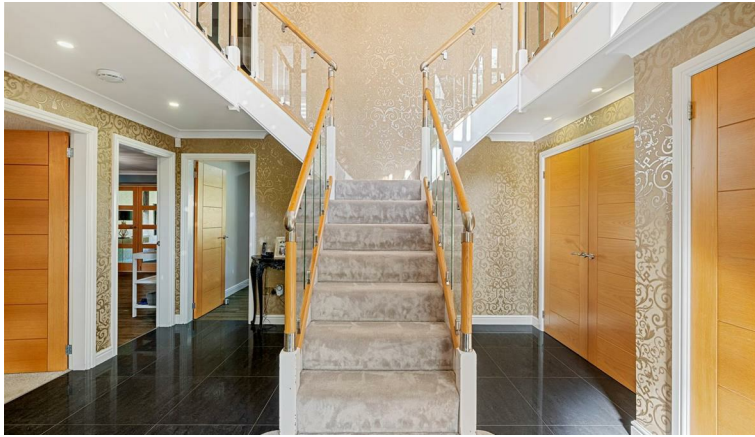
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BUYER IDENTITY CHECKS

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.





Ground Floor

Approx. 186.2 sq. metres (2004.7 sq. feet)



First Floor

Approx. 125.8 sq. metres (1354.2 sq. feet)



Total area: approx. 312.1 sq. metres (3358.9 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Pear Tree House, Stapleford

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