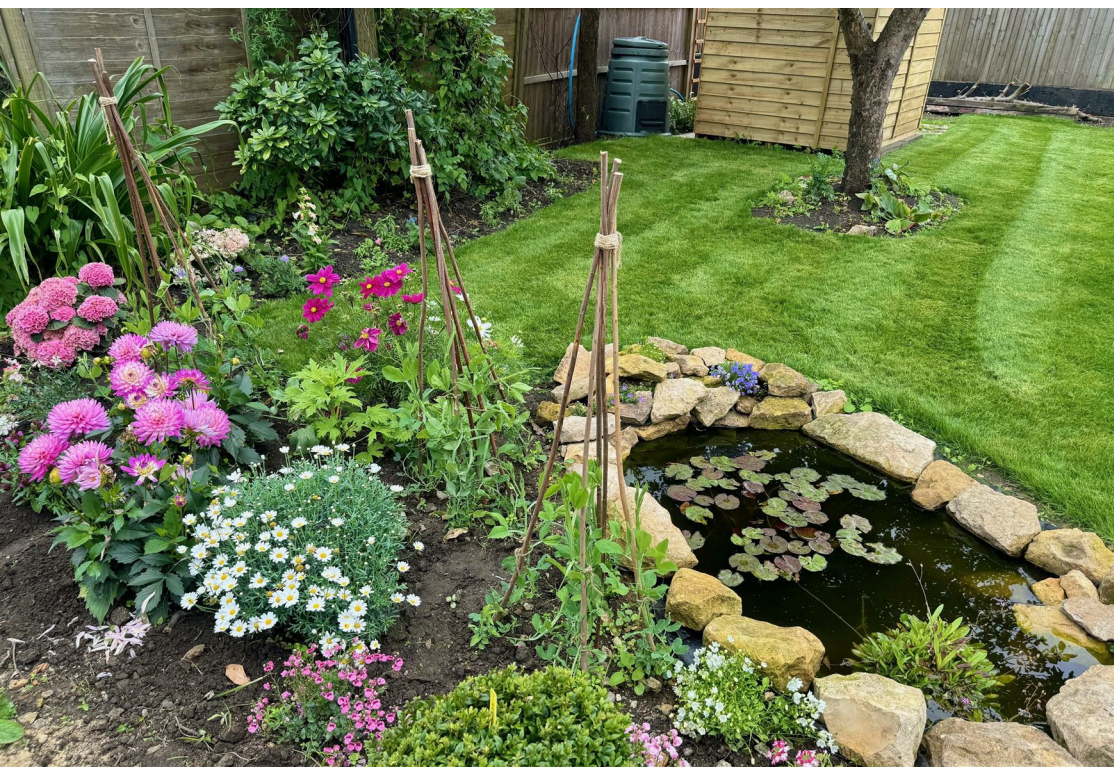


Southview
Fulbeck



MOUNT & MINSTER



Southview

Fulbeck

Newly renovated from top to bottom, this charming cottage offers spacious and comfortable living in one of the most sought-after villages in the East Midlands.

- Character Cottage
- Newly Renovated
- Two Reception Rooms
- Two Double Bedrooms
 - Bathroom
- Landscaped Gardens
 - Large Driveway
- Outdoor Entertaining
- Cliff Village Location
- No Onward Chain



MOUNT & MINSTER

DESCRIPTION

A character cottage set in the heart of a popular Cliff Village and enjoying a high standard of living having undergone a meticulous schedule of works over the last twelve months. This delightful home exudes period features throughout and is ideal either for a first time buyer or a purchaser looking to down-size into a hugely sought-after and picturesque location.

Accommodation briefly includes a large dual aspect dining room, a country kitchen, a spacious lounge with a log-burner, a boot room and separate W.C., two double bedrooms and a bathroom with both a bath and a shower.

OUTSIDE

The property is accessed onto a large gravel driveway with ample private parking for multiple vehicles. There is a lawn and small pond, complemented by a plethora of flower beds and shrubs. Of particular note is a large paved entertaining space with lots of space for both seating and dining, ideally for barbecues or watching the sunset in the west at the end of the 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 pitch.

A popular working Arts and Crafts Centre is located within the village with a variety of visitor attractions. The Tack Room 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.

SERVICES

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

ENERGY PERFORMANCE

Rating: TBC

COUNCIL TAX

Band: B

TENURE

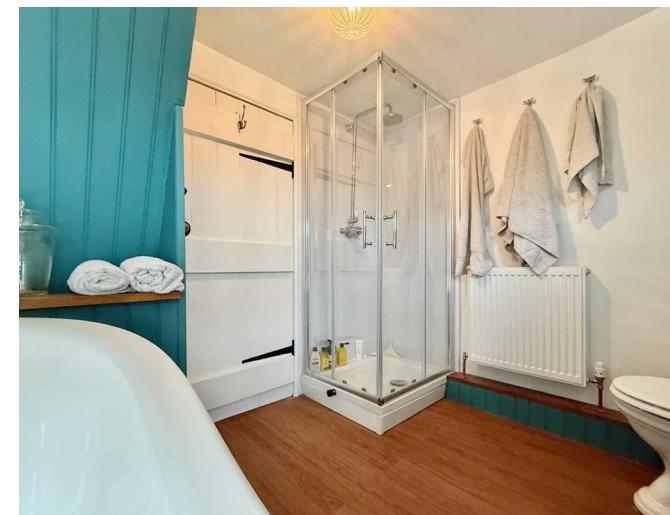
Freehold with vacant possession on completion.

RIGHTS OF WAY

The neighbouring property has a right of access on foot through the back garden.

VIEWING

By prior arrangement with the Agents: 01476 515329





Southview, Fulbeck



Approx. Gross Internal Floor Area 1117 sq. ft / 103.81 sq. m

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

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