



Rowan Lodge  
Welbourn

MOUNT & MINSTER



# Rowan Lodge

Welbourn

**\*\*WOW!!\*\*** Undoubtedly one of the finest single storey dwellings in the hugely sought-after Cliff Villages, this immaculate home offers high-end living looking out over beautifully manicured gardens and unspoilt views over the open countryside.

## DESCRIPTION

Set in a private position up a sweeping driveway and enjoying some of the most breathtaking views over the gardens and rural vistas beyond, this glorious residence offers high-end living in a versatile home. Accommodation briefly includes a welcoming entrance hall, a spacious lounge with a large full-length central window, a kitchen diner with a modern kitchen and French doors out into the rear garden, three spacious double bedrooms, both a principal bathroom and additional shower room, complemented by a garage with a dedicated utility area.

## OUTSIDE

The property is approached onto a driveway that leads up to a considerable front drive with ample parking for multiple vehicles and a covered porch with seating. Side gates either side lead to the rear garden which is predominately laid to lawn and is a haven, offering a plethora of beds, trees, shrubs and unspoilt views over open fields and onto the Cliff. A paved patio area immediately outside the impressive kitchen provides an ideal space for outdoor dining and entertaining, whilst the summer house offers a covered area to enjoy the garden. A garden shed is located at the end of the garden.

## 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

Mains water, drainage and electricity. Oil fired central heating.

## ENERGY PERFORMANCE

Rating: E



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**COUNCIL TAX**

Band: D

**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:

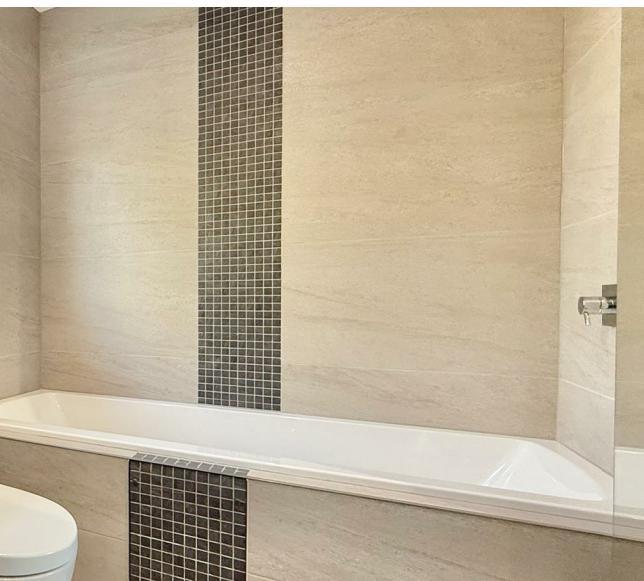
T: 01476 851400

@: 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.







## Beck Street, Welbourn



Outbuilding  
Approximate Floor Area  
49 sq. ft  
(4.61 sq. m)

Ground Floor  
Approximate Floor Area  
1544 sq. ft  
(143.53 sq. m)

**Approx. Gross Internal Floor Area 1593 sq. ft / 148.14 sq. m (Including Outbuilding)**

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

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