



Coach Road
Hougham

MOUNT & MINSTER

DESCRIPTION

Tucked away down a sweeping driveway on the edge of this pretty village, this glorious home enjoys warmth and character in abundance. The spacious accommodation includes an entrance hall, a lounge, a dining kitchen, a large boot room/utility, three bedrooms upstairs, each with its own ensuite bath/shower room. Outside, there is a large gravel driveway with parking for multiple vehicles a small lawned area and side access to the larger rear garden which is predominantly laid to lawn with a concrete pad for outdoor furniture.

LOCATION

Hougham is a residential village with its own church. Local services including a primary school, joint village hall, community public house with shop for local delicacies and daily essentials are on the edge of neighbouring Marston. These can be easily accessed by a short walk by road or country path across the river and through adjoining farmland. A small supermarket, dining pubs, a hairdresser's and a GP surgery can be found in nearby Long Bennington. Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour).

The town has its own multiplex cinema and benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, and is adjacent to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa. Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer outlet is currently being constructed.

Hougham is also conveniently located close to Newark, a charming market town, steeped in Civil War history. It is renowned as an antiques centre. It has several large supermarkets including a large Waitrose, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark enjoys popular heritage sites including Newark Castle where visitors can take tours or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the art cinema, a popular museum, art gallery and the town's notable Palace Theatre. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.

SCHOOLS

As well as the neighbouring primary school in Marston, Long Bennington Church of England Academy is located 4 miles west of the village. Grantham Prep International School is about ten minutes away, just off the A1. Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School are in high demand, and there is a private mini-bus service to Lincoln Minster.

SERVICES

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

ENERGY PERFORMANCE

EPC Rating: E

COUNCIL TAX

Band: F

PETS

Pets are considered but not guaranteed.



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