



Lavender House
Bloxholm

MOUNT & MINSTER



Lavender House

Bloxholm

A charming country house, surrounded by open countryside and enjoying beautiful gardens, this lovely home offers well-presented living accommodation throughout while also benefitting from a popular and accessible location.

DESCRIPTION

A spacious and well-presented attached country house with a tasteful blend of both period and modern features. Dating back to 1890, this lovely home has been updated and improved in recent years and is finished to a high standard, providing the new owners with a good quality home for many years to come as well as providing versatility of living on the ground floor. The next door property was later constructed in the 20th century to mirror this original statement property.

Lavender House is approached through private gates into a stunning garden, meticulously landscaped and lovingly maintained. The gardens have given the current owners much pleasure over the years and briefly include beds containing shrubs, perennials and bulbs which provide continuous seasonal colour and lovely trees and ornaments.

Accommodation briefly includes a living room, drawing room, dining room, kitchen, utility, four bedrooms and two bathrooms.

LOCATION

Lavender House is located in a fantastic rural setting close to the small village Bloxholm, with open countryside and views. Situated just 14 miles south of the Cathedral City of Lincoln, the property permits rural lifestyle with access to extensive amenities, which can be found in Sleaford, 5 miles further south of the village. Further amenities are located in Ruskington a mere 3 miles away including a supermarket, post-office, pharmacy, opticians, farm shop, a butcher, a baker, garden centre, petrol station, restaurants, hairdressers, coffee shops, florist and news agents. Train stations are located in both Sleaford and Lincoln, as well as nearby Newark and Grantham, the latter taking just over 1 hour by train to London Kings Cross.

SCHOOLS

The local area provides a wide range of excellent and highly regarded schools. These include Kesteven & Sleaford High School Academy, St George's Academy and Carre's Grammar in Sleaford (5 miles), The Kings' School and Kesteven & Grantham Girls' School in near-by Grantham (18 miles) as well as Lincoln Minster (15 miles). Kesteven and Sleaford High is a selective academy for girls. Local primary schools include Digby Church of England and Digby the Tedder in the neighbouring villages, and Ruskington provides two alternative primary schools, Winchelsea Primary and Chestnut Street Church of England, both rated Good by Ofsted.

ACCOMMODATION

Entrance Hall

9'3" x 5'10" (2.84m x 1.80m)

With part-glazed Victorian front door, black and red tiled floor, radiator with cover and part-glazed patterned door leading to the:



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Kitchen

24'11" x 9'6" max. (7.62m x 2.90m max.)

The kitchen is fitted with a range of wood faced units with green tiled work surfaces, a double Belfast sink with brass Victorian mixer taps, island unit with cupboards under and seating, Rangemaster cooker with ceramic top and double oven and plumbing for a dishwasher. The room features tiled flooring, Victorian style radiator, corner pseudo fireplace with electric stove, Victorian style glass wall lights, centre ceiling light and under unit lighting to wall units. . There is a double glazed semi-circular window, two tall double glazed wooden framed window, feature Victorian part-glazed door with glazed panel over.

Dining Room

12'4" x 12'0" (3.78m x 3.68m)

With laminate wood effect flooring, television point and tv aerial point, radiator with cover, tall double glazed window, Antique French doors to the conservatory and Victorian style part-glazed door to:

Inner Hallway

18'9" x 6'0" (5.74m x 1.83m)

With wooden flooring, two covered radiators and semi glazed Victorian pattern doors.

Living Room

12'2" x 12'2" (3.73m x 3.71m)

The living room has a fireplace with beam over and log burning stove, wooden flooring, covered radiator, tv aerial point and large Gothic uPVC double glazed window.

Drawing Room

16'11" x 8'11" (5.18m x 2.74m)

The drawing room has a radiator, corner pseudo fireplace, tv aerial point, wood effect laminate flooring and four uPVC double glazed windows.

Conservatory

9'8" x 9'3" (2.95m x 2.82m)

Being accessed from the dining room, the conservatory is glazed to floor level, has quarry tiled flooring and double doors opening onto the south facing garden.

Boot Room

8'11" x 3'6" (2.72m x 1.07m)

Having a boot cupboard, full height airing cupboard with boiler and wood door to:

Laundry Room

8'11" x 8'2" (2.72m x 2.51m)

Having a Belfast sink with cupboard under, cupboard and work surface with space for washing machine, tumble dryer and freezer under. There is wood panelling above the work surface, wall mounted plate/pot racks, ceiling mounted wooden clothes drying rack, tiled flooring and Victoria pattern wall lights. There is a tall wood framed double glazed window.

First Floor Landing

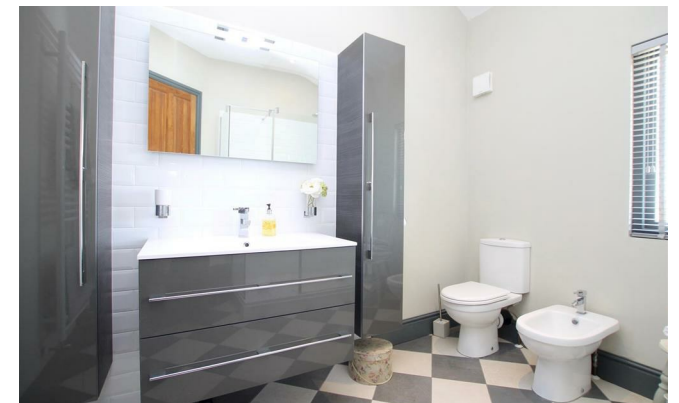
16'11" x 6'0" (5.18m x 1.83m)

Having two double glazed windows and covered radiator.

Master Bedroom

12'4" x 12'2" (3.76m x 3.73m)

The master bedroom has a Victorian fireplace with built in cupboard beside, covered radiator, painted wooden flooring and twin double glazed window with additional secondary glazing.





Bedroom Two

12'2" x 12'0" (3.71m x 3.68m)

The second bedroom has a Victorian fireplace with built in wardrobe beside, painted wooden flooring, covered radiator, single double glazed window and twin double glazed window both with additional secondary glazing.

Bedroom Three

12'0" x 8'2" (3.68m x 2.51m)

Having a built in wardrobe, radiator, single double glazed window and twin double glazed window both with additional secondary glazing.

Bedroom Four

12'0" x 8'9" (3.68m x 2.67m)

The fourth bedroom has a covered radiator, twin double glazed window and features a walk in dressing area.

Victorian Bathroom

9'3" x 9'3" (2.84m x 2.82m)

Having two steps down, fitted with a suite comprising of a claw foot bath with shower over, vanity sink and high level flush WC. There is a vertical radiator, tiled flooring and tall double glazed wood framed window.

Modern Shower Room

9'3" x 9'3" (2.84m x 2.82m)

Having two steps down, fitted with a shower cubicle with large overhead shower, smaller hand held shower, wall hung sink with drawers under and twin tall cupboards either side, WC and bidet. There is a vertical radiator, tiled flooring and tall double glazed wood framed window.

OUTSIDE

To the north of the house and separated from it by the gravelled courtyard garden, sits a range of brick outbuildings (21ft 5in by 11ft 5in) including:

Utility Room

11'5" x 7'5" (3.48m x 2.26m)

Having kitchen units with circular stainless steel sink, cupboards under, washing machine, tiled flooring, spot lighting, windows and stable door.

Tool Room

11'5" x 3'2" (3.48m x 0.99m)

Having built in cupboard with shelving over and wooden door.

Workshop

11'1" x 10'5" (3.38m x 3.20m)

Having work surfaces with cupboards under, power and lighting and double glazed uPVC window overlooking the courtyard garden.

Screened oil tank is housed on north side of this block which has double rainwater butts.

Small Formal Garden

29'11" x 24'11" approx (9.14m x 7.62m approx)

With geometric box hedging and unusual ornamental trees. A four panelled rose and clematis trellis with a trellis arch in the centre separates this from the main garden.

Main Garden

A centrepiece of this garden is an iron framed gazebo with circular patterned paving, path with rose border, box hedging, further beds with ornamental trees, bushes, garden shed with storage behind and water butt.

South Garden

A sunny area runs the length of the house, sheltered by a large leylandii hedge, accessed from the conservatory.

SERVICES

The property is centrally heated throughout (oil) and is connected to mains water and electricity. There is a private sewerage treatment plant used solely by the house.

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX BAND

Band D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

PARTICULARS

Drafted following clients' instructions of August 2020.

VIEWING

Strictly by prior arrangement with the Sole Agents (01476 515329).

ADDITIONAL INFORMATION



