



Kings Hill
Caythorpe

MOUNT & MINSTER

DESCRIPTION

A delightful cottage situated on the edge of this popular Cliff Village with spacious internal space and private parking. The property enjoys a large reception room, fairly recently fitted kitchen, garden room, two double bedrooms, a smaller third single bedroom and the family bathroom. Sold with no onward chain, the property would be ideal as a first home, investment property or perfect for those looking to downsize.

OUTSIDE

The property is approached through a small gate leading through to a covered porch above the front door. A pretty picket fence separates a small grass lawn to the lane. The front aspect enjoys views over The Green. The rear of the property is low maintenance and predominately paved, ideal for outdoor eating and entertaining. There are flower beds and a small shed next to the garden gate which leads out to a single garage with up-and-over door enjoying both lighting and further storage in the eaves.

LOCATION

Caythorpe is a popular Cliff village close to the historic city of Lincoln and market towns of Newark, Grantham and Sleaford, with various commuter routes including the A1 trunk road, A46 and access to London via high speed rail network (approx 1hr 6mins from Grantham). The village has a post office, village store, village hall, social club, primary school, medical centre and two public houses, and lies on a bus route between Lincoln and Grantham.

SCHOOLS

Ideally located for growing and mature families, both Grantham, Lincoln and Sleaford are well-regarded for the quality of their local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand, as well as a private mini-bus service from Caythorpe to Lincoln Minster School. Caythorpe is fortunate to also be suitably located for highly respected Sleaford schools including Carre's Grammar School, Kesteven and Sleaford High School Selective Academy and St George's Academy.

SERVICES

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

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: C

AVAILABILITY

Available from September 2025.

PETS

Pets will be considered but not guaranteed.

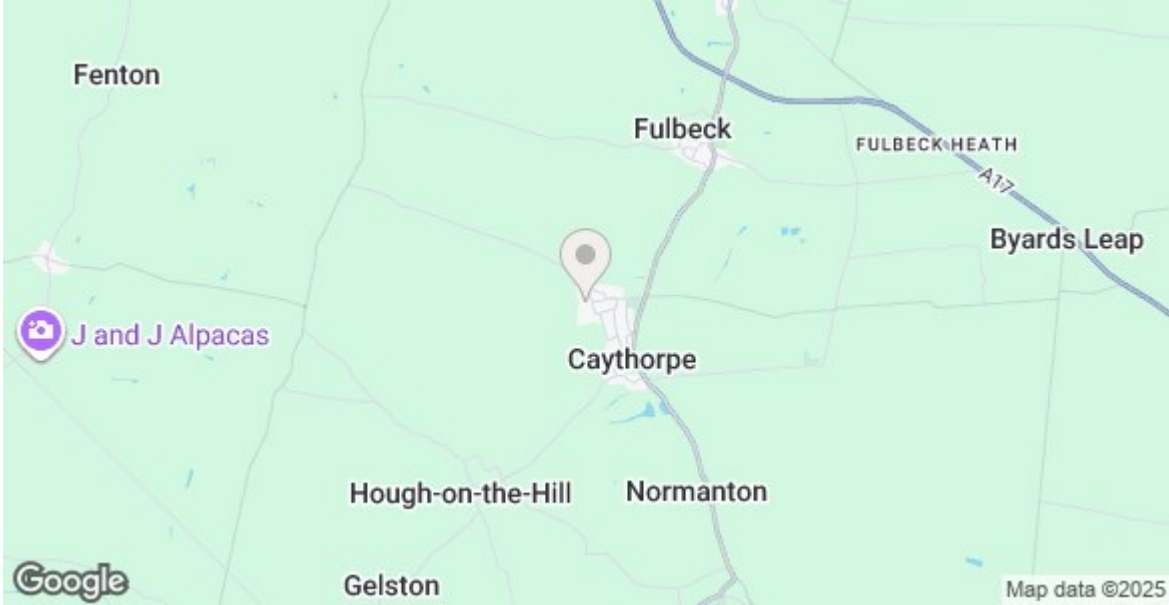
DEPOSIT

5 weeks rent equivalent.

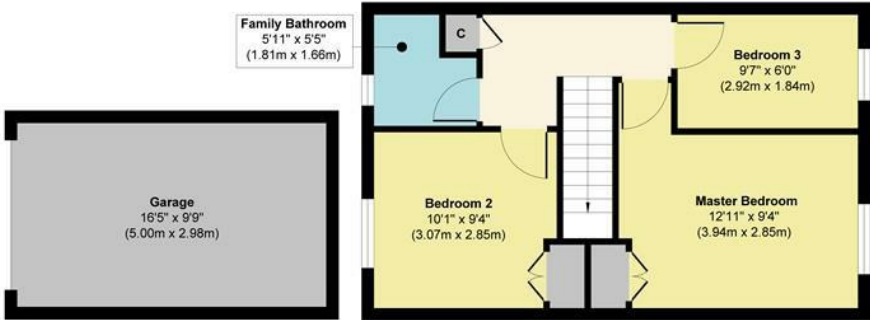
VIEWING

By prior arrangement with the Sole Agents (01476 515329).

ADDITIONAL INFORMATION

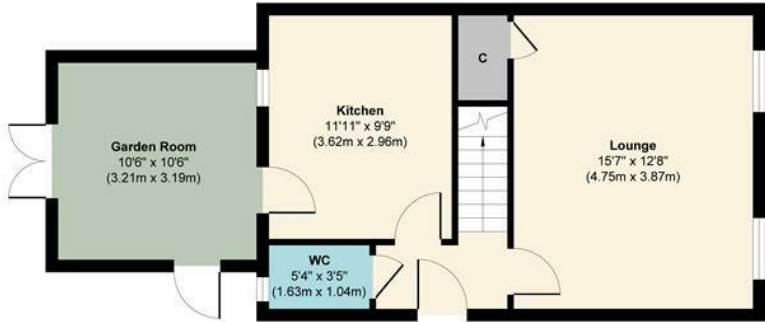


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Garage

First Floor
Approximate Floor Area
400 sq. ft
(37.19 sq. m)



Ground Floor
Approximate Floor Area
400 sq. ft
(37.19 sq. m)

Approx. Gross Internal Floor Area 800 sq. ft / 74.38 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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