



The Green  
Welbourn

MOUNT & MINSTER







# The Green

Welbourn

A charming cottage located in the heart of this equally splendid Cliff Village, enjoying character from top to bottom and a delightful south-facing rear garden.

- Charismatic Cottage
  - Grade II Listed
- Cliff Village Location
  - Entrance Hall
    - Lounge
    - Kitchen
  - Two Bedrooms
    - Bathroom
- Attractive Garden
  - Outbuildings



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### DESCRIPTION

Standing in a prominent position in an enviable village, this glorious 'chocolate-box' cottage offers elegance and charm within walking distance of local amenities. The cottage has enjoyed some recent refurbishment work, including new carpets and, new windows, some of which are double glazed. Accommodation includes a spacious lounge with a log burner and a large storage cupboard, a country kitchen with a stable door out into the rear garden, two bedrooms to the first floor, complemented by a bathroom with a shower. The loft space is boarded and offers additional extensive storage space.

### OUTSIDE

There is unrestricted parking to the front, with side access to the rear garden which can also accessed internally from the kitchen. There is a plethora of beds and shrubs, together with various seating areas, providing superb opportunities for outdoor eating and entertaining. There are also two outbuildings providing further storage opportunities.

### 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; Exempt

#### **COUNCIL TAX**

Band: B

#### **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**

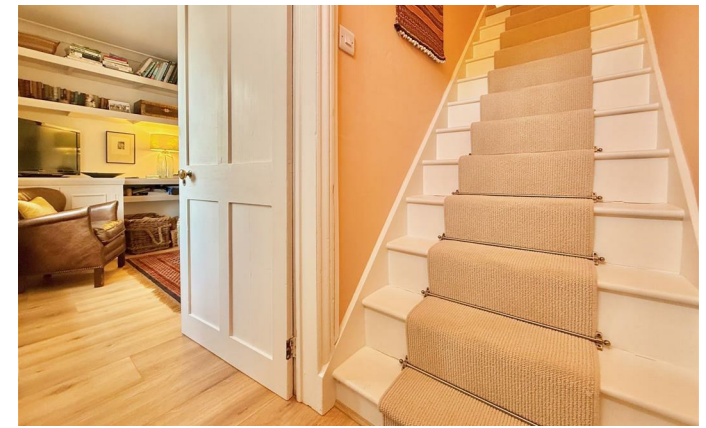
For further details, please contact Mount & Minster:

T: 01476 851400

@: [info@mountandminster.co.uk](mailto: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.

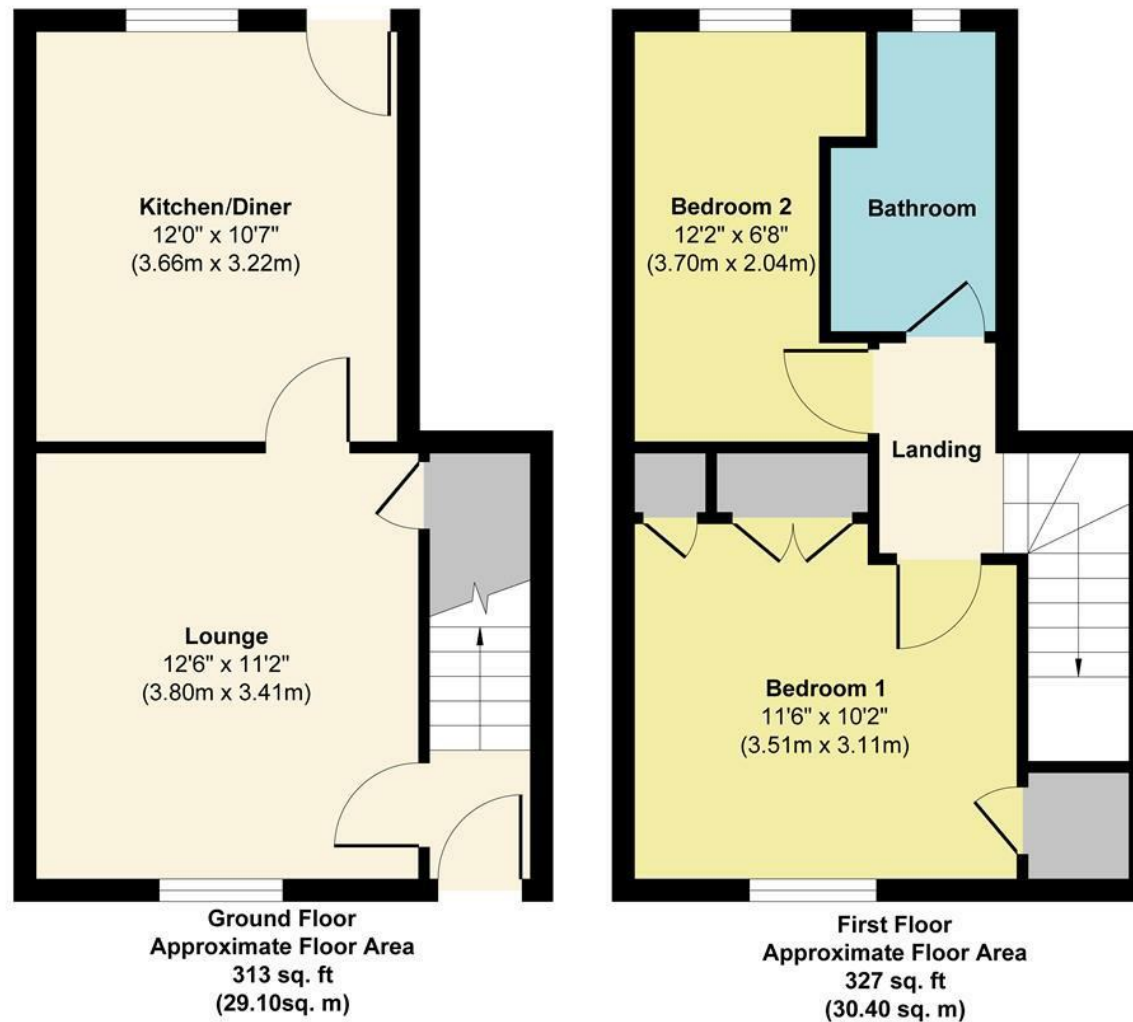








## The Green, Welbourn



**Approx. Gross Internal Floor Area 640 sq. ft / 59.50 sq. m**

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

Produced by Elements Property



