

Skayman Fields  
Carlton-Le-Moorland



MOUNT & MINSTER



ESTABLISHED 2821

But first  
Coffee.

BE THE  
HAPPY  
PIVOT  
BACCHUS

SO WE  
POSS  
COCO  
WDSO

WELCOME  
TO  
A  
HOME

## Skayman Fields

Carlton-Le-Moorland

A well presented modern home in a pretty and sought-after village with private parking, garage and a low-maintenance garden.

- Well presented throughout
  - Kitchen/Diner
    - Lounge
  - Three bedrooms
    - Bathroom
  - Front and rear gardens
- Private parking and single garage
  - Pretty village
  - No onward chain
    - Built 2005



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### DESCRIPTION

A well presented and modern semi-detached home in an equally attractive village, offered with no onward chain. This spacious property benefits from an open-plan lounge, a well-proportioned kitchen diner, three bedrooms and a bathroom on the first floor.

### OUTSIDE

The property enjoys private parking, along with a single garage, and a small lawned garden to the front. The rear garden is landscaped and designed to be a pretty space while requiring little maintenance. There is a patio area and further raised decked seating area ideal for alfresco dining.

### LOCATION

Carlton le Moorland is a wonderfully unspoilt Lincolnshire village, prized for its open skies, big views and an easy-going sense of rural calm. Set among gently rolling farmland just south of Lincoln, it offers that classic countryside feel—quiet lanes, wide verges and walks that start the moment you step outside—while still remaining brilliantly connected for everyday life. Despite its peaceful setting, Carlton le Moorland sits within straightforward reach of Lincoln's shopping, dining and cultural attractions, with excellent road links for commuting across the county and beyond. The surrounding area is ideal for those who enjoy the outdoors, from scenic footpaths and cycle routes to nearby village pubs and independent farm shops, making it a superb location for buyers seeking space, tranquillity and convenience in equal measure.

Nearby Bassingham is very well serviced with two shops (one incorporates a post office and the other a butcher and delicatessen) as well as two public houses, a doctors surgery and a respected primary school. A large village hall provides sporting facilities and clubs.

Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle, home to the famous Magna Carta, the nearby City of Lincoln is one of the most historic cities in the country. The Cathedral Quarter, at the top of the aptly named 'Steep Hill', features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers. The Brayford Waterfront is home to some great bars and eateries, some with fabulous views over the Marina, as well as the Odeon multiplex cinema. This combination of ancient and modern urban living makes Lincoln and the surrounding villages one of the most perfect places to live.





Nearby Newark provides additional facilities, as well as a valuable direct rail link to London Kings Cross (1 hour 15 mins).

Residents of the village further benefit from the Young People's Trust which is a charity that works to provide or assist in the provision of facilities in the interests of social welfare for the care, education, recreation or leisure time occupation of the children and youth of the parish of Carlton le Moorland with the object of furthering their development through learning, sport and recreational activities and improving the condition of life for the children and youth.

#### **SCHOOLS**

Bassingham Primary School is rated as Good by Ofsted, The Priory Academy LSST is located approximately 6 miles away and is rated as Outstanding.

#### **SERVICES**

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

#### **ENERGY PERFORMANCE CERTIFICATE**

Rating: C

#### **COUNCIL TAX BANDING**

Band: C  
North Kesteven District Council

#### **METHOD OF SALE**

The property is offered for sale by Private Treaty.

#### **TENURE**

Freehold with vacant possession upon completion.

#### **VIEWINGS**

By prior arrangement with the Sole Agents (01476 851400).

#### **ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: [Ellen@mountandminster.co.uk](mailto:Ellen@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.





# 14 Skayman Fields



**Approx. Gross Internal Floor Area 108.04 sq. m (Including Garage)**

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

Produced by Elements Property

