

High Street
Brant Broughton



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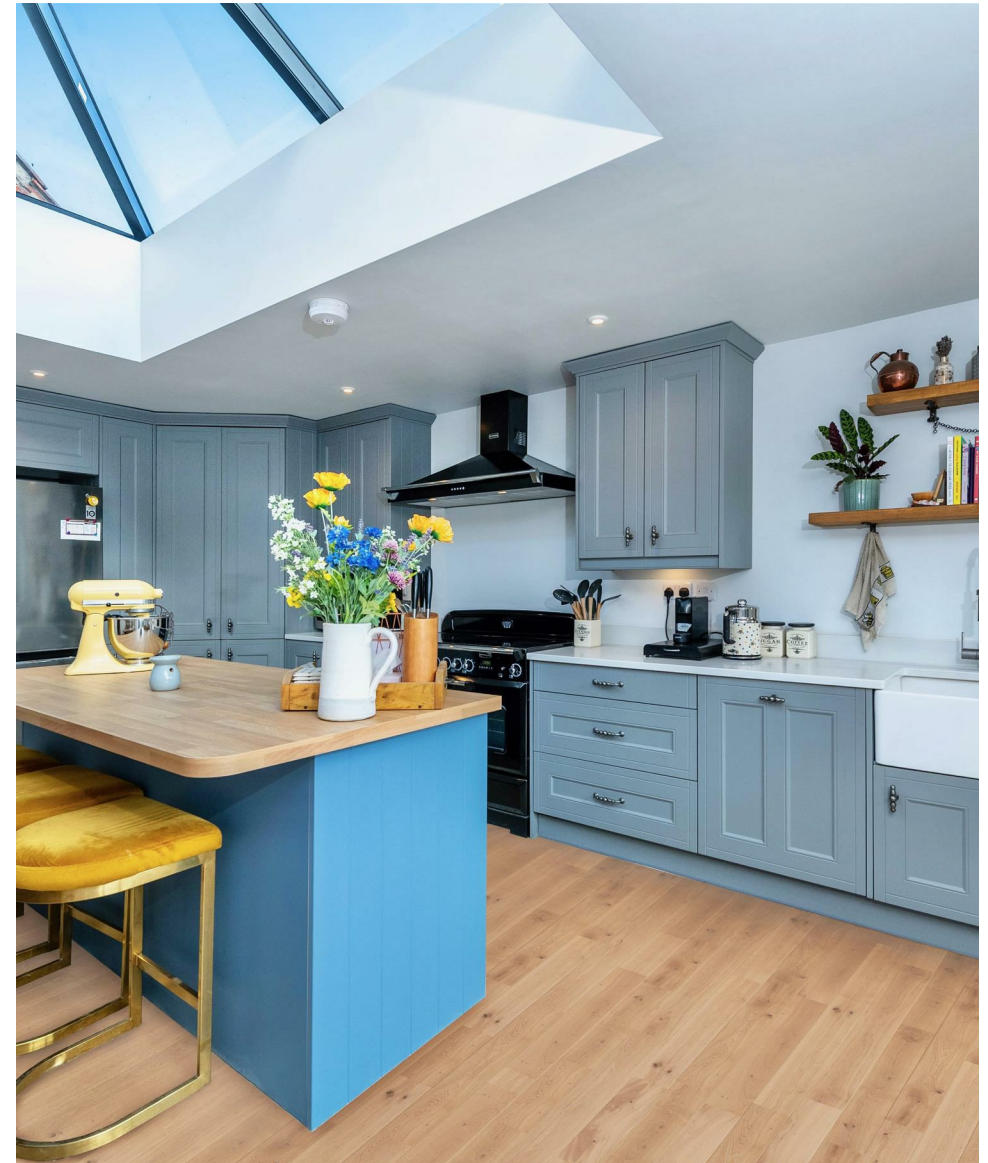


High Street

Brant Broughton

A charming cottage that has been lovingly and tastefully renovated and extended to create a welcoming and comfortable home in an equally 'chocolate-box' village.

- Detached Cottage
- Open-Plan Kitchen
 - Utility
 - Sitting Room
 - Snug
- Office/Bedroom Three
- Two Double Bedrooms
- Two Bath/Shower Rooms
 - Driveway & Garage
 - Landscaped Garden



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DESCRIPTION

A splendid home in an enviable and pretty village, this glorious country cottage boasts the best of both worlds; modern living with character from top to bottom. The open-plan kitchen diner has been newly constructed to create a spacious and well-proportioned heart of the modern home, with ample light and bifolds out to the graceful rear garden. This superb space is complemented by both a utility and a shower room, again both newly installed. There are three reception rooms with gorgeous stone floors and fireplaces, with the home office also potentially providing versatile space for a third bedroom if required, particularly with the ground floor shower room. The two bedrooms upstairs are both served by a beautiful principal bathroom.

OUTSIDE

The property is approached through wooden gates onto a gravel driveway with private parking and direct vehicular access into the garage. There is a side access round to the rear garden which a landscaped haven with a mixture of lawn, gravelled pathways, outdoor seating and entertaining, flower beds, tress and shrubs an outhouse and chicken run.

LOCATION

Brant Broughton is an attractive village situated north of the A17 approximately 12 miles south of Lincoln and 8 miles east of Newark. Amenities include, The Generous Briton public house, fire station, a busy village hall, Methodist Church, Quaker Meeting House, and the Parish Church of St Helens. Further services are located in the neighbouring villages of Navenby and Leadenham.

Newark and the A1 provide superb transport links, with the nearby station providing quick and convenient access to both the North and London Kings Cross (approx 1hr10mins).

Both Lincoln and Newark are in close proximity. Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle - home to the famous Magna Carta, it is safe to say that Lincoln is one of the most historic cities in the region. 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. There is also the Brayford Waterfront - home to the University, cinema, bars, cafes and restaurants, some with fabulous views over the Marina. This combination of ancient and modern urban living makes any village near Lincoln the perfect place to live.





Just along the A17 the charming market town of Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark's fascinating heritage is ripe for exploration with enchanting historic sites such as Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. The town enjoys family friendly attractions such as a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores in Newark town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts. There are also a good range of antique shops and a large Waitrose.

SCHOOLS

There is a convenient primary school in the village which benefits from a 'Good' Ofsted rating and offers pre-school and after school clubs.

Lincoln Minster (15 miles), The Priory and Carre's Grammar in Sleaford (8 miles) as well as The Kings' School and Kesteven & Grantham Girls' School in near-by Grantham (10 miles) are in close proximity. Kesteven and Sleaford High is a selective academy for girls. Nearby Newark offers several Primary, Secondary and 6th Form establishments as well as two secondary education academies.

SERVICES

The dwelling is centrally heated throughout (LPG) and is connected to mains water, drainage and electricity.

ENERGY PERFORMANCE

Rating: TBC

COUNCIL TAX

Band: B





High Street, Brant Broughton



Approx. Gross Internal Floor Area 1403 sq. ft / 130.30 sq. m (Including Garage)

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

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