



Church Lane  
Broxholme

MOUNT & MINSTER







# Church Lane

Broxholme

A beautifully presented period property located in a peaceful village seven miles outside the Cathedral City of Lincoln. The property boasts Four Reception Rooms, Five Bedrooms and large grounds.

- Beautifully Presented Period Residence
  - Four Reception Rooms
  - Large Kitchen Diner
  - Five Double Bedrooms
- Ensuite Shower Room; Bathroom
  - Numerous Outbuildings
    - Open Fronted Barn
- 0.8 Acre incl House & Gardens
  - Separate 0.42 Acre Paddock
    - Countryside Location



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**INTRODUCTION**

The Grange is a beautifully presented period property, believed to originally dating back to 1820, and located in a private position within the village of Broxholme. The house and gardens are positioned on a 0.8 acre plot which includes an open fronted barn ideal for outdoor entertaining, coal house, and two stores. In addition, the property boasts an extra paddock approximately 0.42 acres providing open countryside views. The spacious accommodation offers Four Reception Rooms, Kitchen Diner, Conservatory, Utility Room, WC, Cellar, Five Bedrooms, Ensuite Shower Room and Bathroom.

**LOCATION**

Broxholme is a small village lying North West of Lincoln. Nearby Saxilby offers local amenities including shops, pubs, doctors surgery, local railway station and primary school. The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The historic bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark, within easy reach of Lincoln.

**ACCOMMODATION**

**Entrance Hall**

Engineered oak floor, two wooden glazed doors, wooden glazed sash window, radiators, ceiling lights and large storage cupboard.

**Study**

14'6" x 13'1" (4.44m x 4m)

Carpet, double glazed wooden windows, feature fireplace with marble surround, picture rail, wall lights and radiator.

**Snug**

14'6" x 12'11" (4.42m x 3.94m)

Carpet, double glazed wooden sash windows with shutters, wall lights, feature fireplace with marble surround and radiator.

**WC**

Engineered oak floor, vanity wash hand basin, low level WC, radiator, ceiling light and wooden double glazed window.

**Cellar**

21'11" x 9'4" (6.7m x 2.87m)

**Lounge**

17'11" x 16'11" (5.47m x 5.16m)

Carpet, double glazed wooden sash windows, ceiling light, fitted cupboard, radiators and open fire.

**Dining Room**

16'11" x 16'6" (5.16m x 5.04m)

Carpet, multi fuel burner, under stairs storage cupboard with oil fired boiler, wooden beams, double glazed wooden sash windows, ceiling light and fitted storage.

**Conservatory**

25'8" x 7'10" (7.83m x 2.40m)

Tiled floor, wooden glazed windows and wall lights.







### Kitchen Diner

22'2" x 16'0" (6.77m x 4.88m)

Tiled floor, fitted wall and base units with integrated dishwasher, double Belfast, total control Aga, extractor fan, central island with integrated fridge and shelves, Velux window, wooden double glazed sash windows and French doors, shutters, vaulted ceiling with wooden beams, radiator and ceiling lights.

### Utility Room

16'0" x 6'5" (4.88m x 1.98m)

Tiled floor, fitted wall and base units with space for free standing washing machine and dryer, ceramic sink and drainer, wooden glazed doors, radiator, vaulted ceiling, Velux window, radiator and space for fridge freezer.

### First Floor Landing

Carpet, ceiling light, radiator and large storage cupboard.

### Bedroom One

18'3" x 17'0" (5.57m x 5.19m)

Carpet, wooden double glazed sash windows, ceiling light, radiator and fitted wardrobes.

### Ensuite

Lino floor, low level WC, vanity wash hand basin, electric shower, radiator, mirror, tiled splashback, recessed spotlights and extractor.

### Bedroom Two

14'8" x 13'1" (4.48m x 4.01m)

Carpet, double glazed wooden sash window, loft access, radiator and feature fireplace.

### Bedroom Three

14'7" x 13'1" (4.47m x 4m)

Carpet, double glazed wooden sash window, radiator, feature fireplaces and storage cupboard.

### Bedroom Four

16'11" x 16'7" (5.16m x 5.07m)

Carpet, fitted cupboard housing hot water tank, wooden double glazed sash window, radiator, feature fireplace and second staircase.

### Bedroom Five

10'8" x 9'4" (3.27m x 2.87m)

Carpet, wooden double glazed sash window, ceiling light, radiator and fitted wardrobe.

### Bathroom

Laminate floor, low level WC, wall mounted wash hand basin, bath with electric shower over, loft access, recessed spotlights, extractor, double glazed wooden sash windows, radiator, storage cupboard and tiled splashbacks.

### OUTSIDE

Front - tarmacadam driveway with gardens predominately laid to lawn. A planted garden offers patio and hedging leading to an open fronted barn with power and lighting.

Rear - patio, lighting, tap, oil tank, predominately laid to lawn, planted flowerbeds, raised veg beds, greenhouse and a mixture of fruit trees including apple, pear and plum.

Paddock - five bar gate providing access to an enclosed paddock which is laid to lawn with mature trees and views across open fields.

### Coal/Wood Store

15'0" x 10'2" (4.58m x 3.11m)

### Outbuilding

52'9" x 20'9" (16.09m x 6.35m)





#### Store

16'7" x 7'0" (5.08m x 2.15m)

Power, lighting and Belfast sink.

#### Store

16'8" x 11'3" (5.1m x 3.43m)

Power and lighting.

#### METHOD OF SALE

For sale by way of private treaty.

#### TENURE

Freehold with vacant possession upon completion.

#### ENERGY PERFORMANCE CERTIFICATE

EPC rating: E

#### COUNCIL TAX BAND

Council tax band: G

#### VIEWING

By prior arrangement with the Sole Agents (01522 716204).

#### PARTICULARS

Drafted following clients' instructions of July 2021.

#### ADDITIONAL INFORMATION

For further details, please contact Daniel Baines at Mount & Minster:

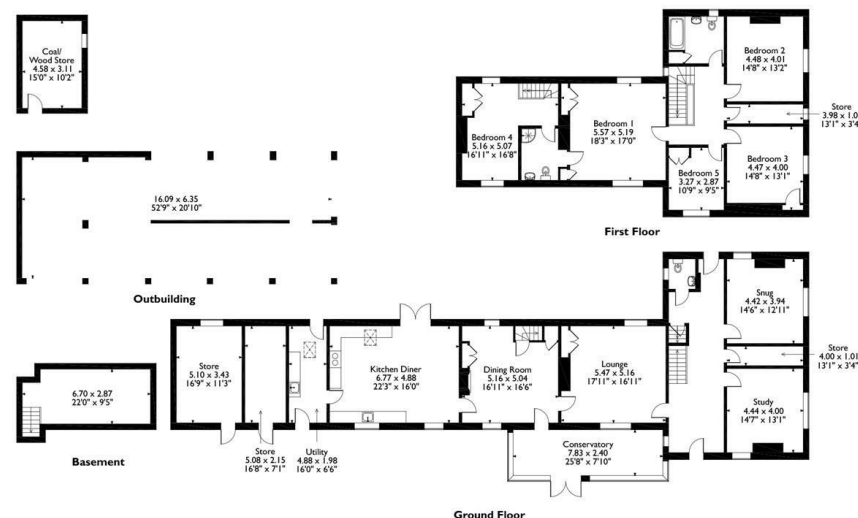
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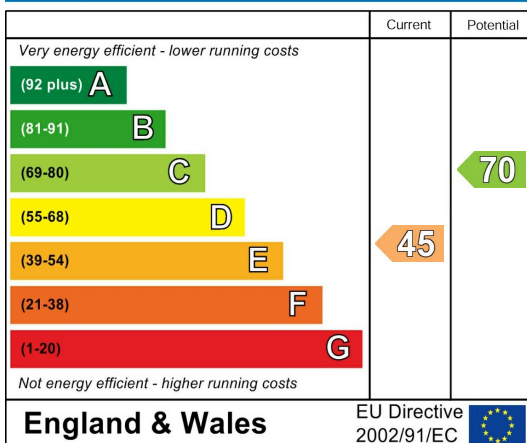


# The Grange, Church Lane, Lincoln, Lincolnshire

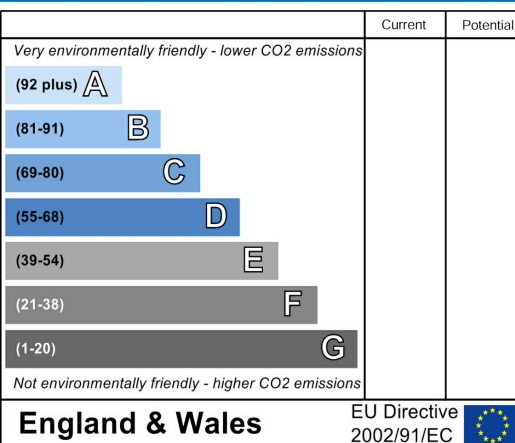


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



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