



Templeway Close

Grantham

MOUNT & MINSTER



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Enjoying some of the most breathtaking views in the East Midlands, this splendid single storey residence boasts spacious living in comfortable surroundings, situated on the edge a popular Cliff Village with excellent amenities.

DESCRIPTION

A delightful detached bungalow enjoying stunning views over the open countryside and beautifully presented front and rear gardens. Sold with no onward chain, this lovely home is situated on the edge of the highly sought-after village of Caythorpe. Accommodation briefly includes a prominent garden room looking out over the impressive gardens and far reaching views, kitchen diner with separate utility, another lounge, two double bedrooms and a modern shower room.

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.

OUTSIDE

The property is approached through double wrought iron gates onto a large tarmac driveway with parking for multiple vehicles. There is a large double garage with an electric roller shutter door and side access into the rear garden. The front garden is mainly laid with artificial grass with flower beds. The rear garden also has a large lawn, as well as extensive paving and beautifully presented flower beds. An elevated timber decking area gives a stunning view over the open countryside and is perfect for outdoor eating and entertaining.

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 throughout (oil) with mains water, drainage and electricity.



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ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: A

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

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

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

@: 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.







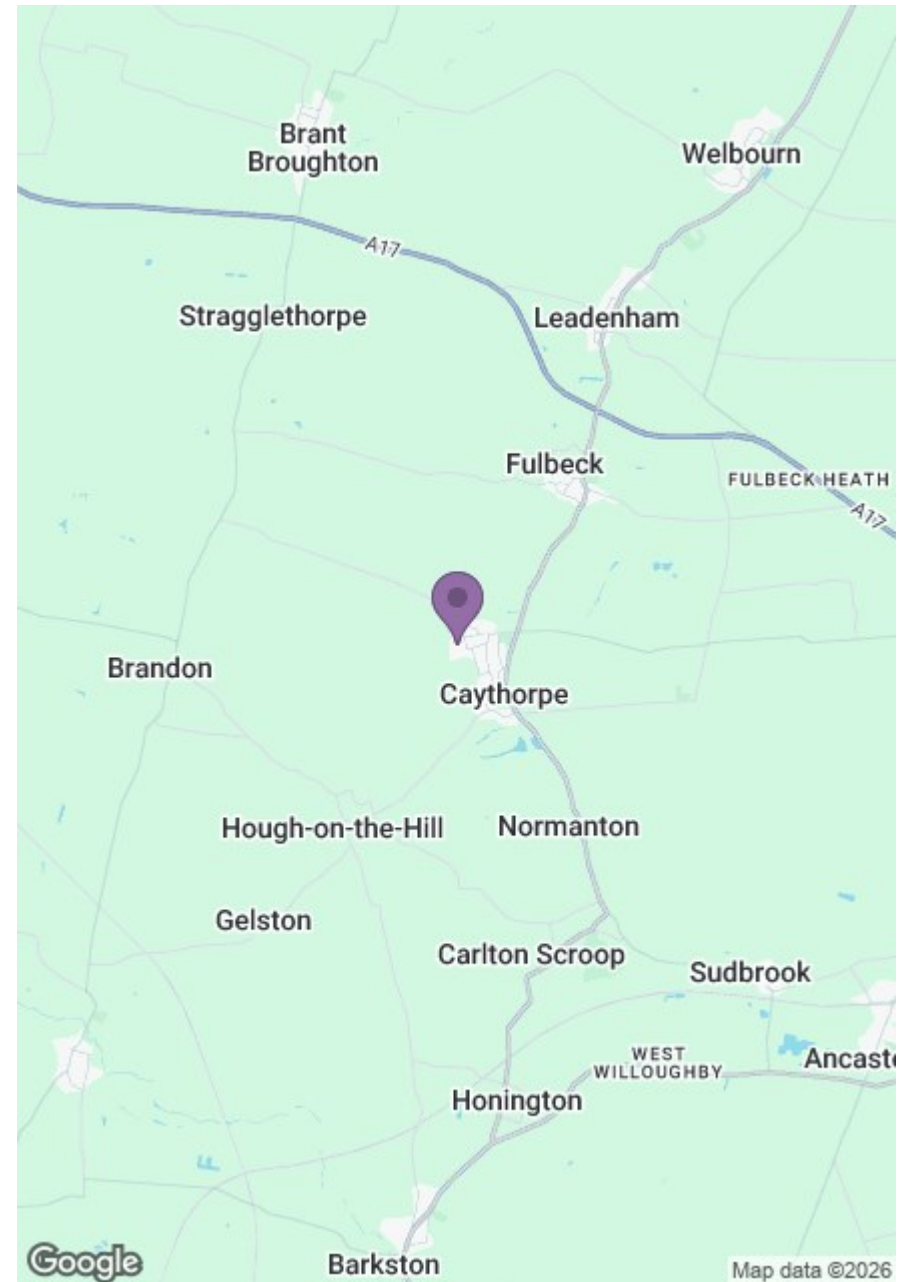
Templeway Close, Caythorpe



Approx. Gross Internal Floor Area 799 sq. ft / 74.24 sq. m

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

Produced by Elements Property





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Autumn Park Business Centre, Dysart
Road, Grantham, NG31 7EU
Tel: 01476 515 329
Email: info@mountandminster.co.uk

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