



Highfield Close
Foston

MOUNT & MINSTER



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A stunning modern home with spacious extended living at its finest, enjoying excellent spaces for home-working and extensive parking on a considerable plot, all within an hour to London (Grantham Station).

- Detached Residence
- Extended & Modernised
- Two Reception Rooms
- Open-Plan Kitchen Diner
- Home-Office and Gym
 - Four Bedrooms
 - Two Bathrooms
 - Large Garage
 - Ample Parking
- London Kings Cross: 1hr (Grantham)



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DESCRIPTION

A very well-presented family home which has been extended by the current owners to create a spacious and versatile residence in the heart of this popular village. Accommodation briefly includes a lounge and separate family room, an open-plan kitchen diner with a walk-in pantry, four bedrooms and two bathrooms, including one ensuite. Outside, there is a superb outbuilding that currently facilitates an additional reception space which is ideal as a home office, as well as a further room next to the garage currently used as a gym, which is another ideal study space if required.

OUTSIDE

The property is approached onto a large gravel driveway with a wide access and ample parking for multiple vehicles. There is direct access to the double garage, as well as a side gate to the rear. The front garden is mainly laid to lawn with shrubs and small trees.

The larger rear garden is, again, laid to lawn with a spacious paved patio providing a superb space for outdoor dining and entertaining. There is a children's play area with a climbing wall, as well as a dedicated private area for a hot tub. An additional gravelled seating area provides further space for outdoor seating and entertaining.

LOCATION

Foston is a small village some 6 miles north of Grantham just off the A1. It is also 7 miles south of Newark and 18 miles east of Nottingham. Nearby Long Bennington boasts many amenities including local shopping facilities, quaint cafe, a popular Primary School (rated 'Good' by Ofsted) and an excellent doctors surgery. Leisure facilities include a bowling green and tennis courts.

Grantham is well-regarded for the quality of its 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, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand.

The town itself benefits from a fast and reliable rail service into London Kings Cross (1 hour). It has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa. Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer shopping village is currently under construction and is due to be completed in 2023.





SERVICES

The property is centrally heated with mains gas, electricity, water and drainage all connected.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

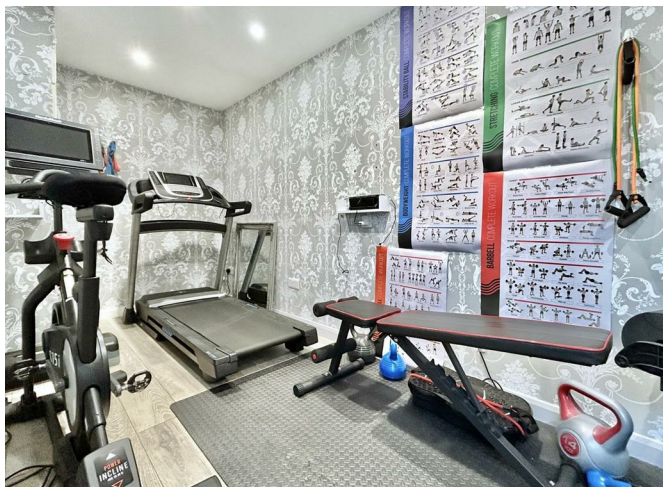
For further information, please contact Mount & Minster, Grantham:

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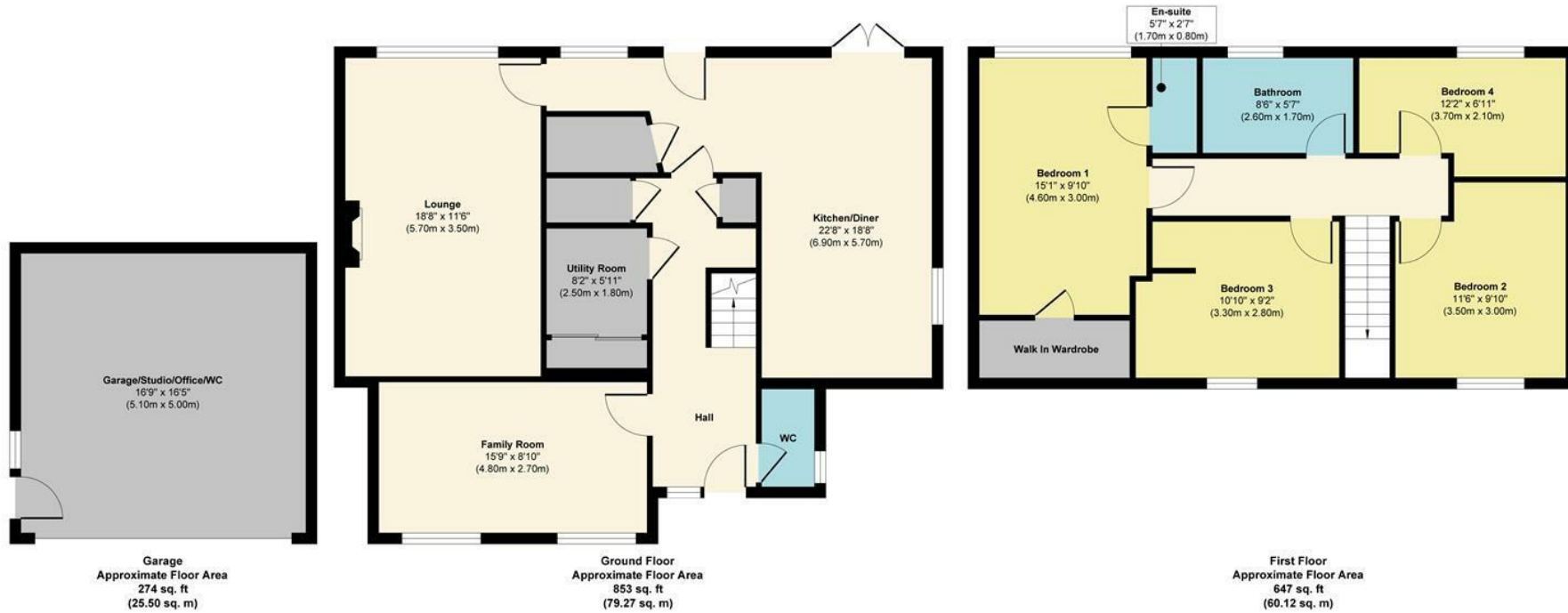
BUYER IDENTITY CHECKS

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.





Highfield Close, Foston



Approx. Gross Internal Floor Area 1774 sq. ft / 164.89 sq. m (Including Garage)

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

Produced by Elements Property

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