



High Street
Caythorpe

MOUNT & MINSTER



High Street

Caythorpe

A well-proportioned home in a hugely popular Cliff Village with excellent amenities within walking distance.

- Detached Residence
- Front & Rear Gardens
- Open-Plan Kitchen
 - Lounge
 - Utility
- Four Bedrooms
- Two Bathrooms
 - Garage
- Cliff Village Location
- No Onward Chain



MOUNT & MINSTER

DESCRIPTION

Set in a quiet position yet within walking distance of the amenities that make this village so sought-after, this beautiful home offers the discerning buyer the opportunity to acquire a welcoming home that offers comfortable living in a 'chocolate-box' Cliff Village. Accommodation briefly includes an open-plan kitchen diner that is completed by a utility room, a lounge with a log-burner, four bedrooms to the first floor, together with two bathrooms including an ensuite to the master bedroom.

OUTSIDE

The property is approached onto an immaculate resin driveway with private parking for multiple vehicles as well as direct vehicular access into the garage via the electric roller shutter door.. There is a front lawn with side access either side to the larger rear garden which is predominantly laid to lawn with a garden shed, beds, a tree and shrubs.

LOCATION

Caythorpe is a popular and pretty Cliff Village, serviced by a very good selection of amenities including a village shop and Post Office, doctors surgery with an integral pharmacy, primary school, two public houses, sports club and leisure facilities, an active village hall, hair salon and antiques shop.

The village is also popular for its excellent location, giving good proximity to superb transport links and local towns/cities. Grantham is a market town located just 9 miles south and, as well as providing extensive shopping facilities, also benefits from a main line station to London Kings Cross taking just 60 minutes, offering excellent commuting opportunities. Similarly, Newark is just 12 miles west and is also on the main line between London and Edinburgh.





SCHOOLS

Ideally located for growing and mature families, both Grantham, Lincoln and Sleaford 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, 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 (oil) throughout with mains water, electricity 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 upon completion.

VIEWING

By appointment only. Please contact the agents on 01476 851400.

ADDITIONAL INFORMATION

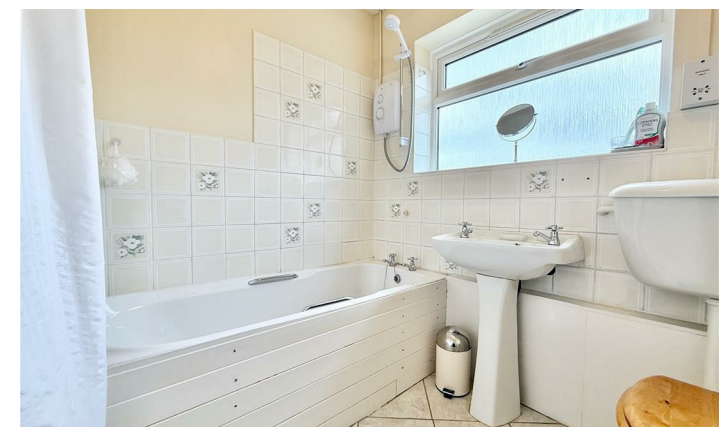
For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

@: info@mountandminster.co.uk

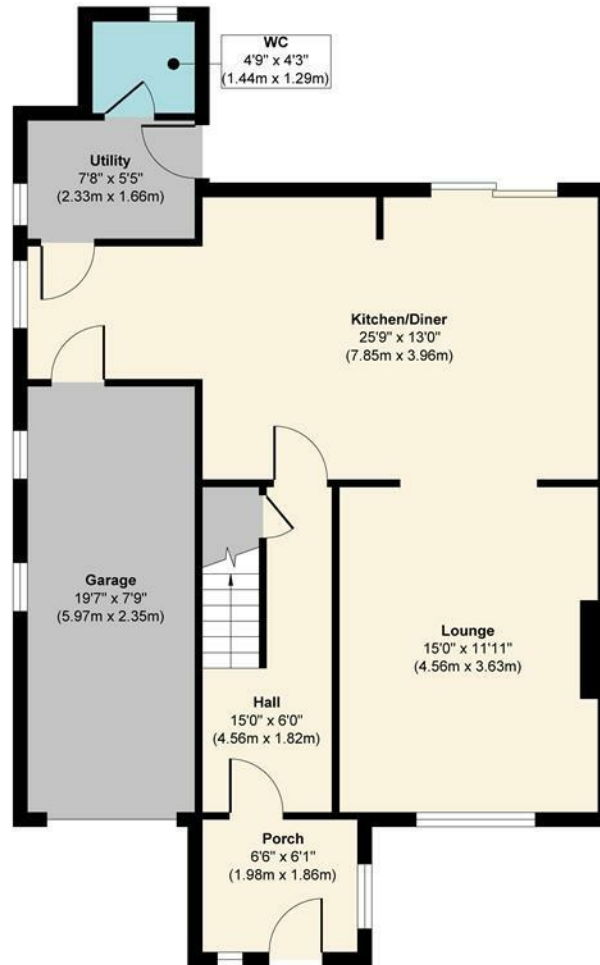
BUYER IDENTITY CHECKS

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.





High Street, Caythorpe



Ground Floor
Approximate Floor Area
837 sq. ft
(77.76 sq. m)



First Floor
Approximate Floor Area
595 sq. ft
(55.28 sq. m)

Approx. Gross Internal Floor Area 1432 sq. ft / 133.04 sq. m

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

Produced by Elements Property

