



Brant Road

MOUNT & MINSTER

Brant Road

DESCRIPTION

Tucked away on the edge of this enviable village, this impressive cottage enjoys spacious living with gorgeous views and superb gardens outside. Accommodation includes an entrance hall with access into a spacious lounge with a log-burner and a versatile adjoining reception room that would be ideal as a home office, a play room or even a formal dining space that has a sliding patio door to the rear garden. The kitchen is light and airy, with ample space for a dining table. Upstairs, there are three bedrooms and a family bathroom.

OUTSIDE

The property is approached either via a front pedestrian gate, or from the side aspect onto a large driveway with plenty of private parking for multiple vehicles, as well as direct vehicular access into the garage. There are two side gates, one leading to the front garden which is predominately laid to lawn with raised beds, the other leading to the rear which is paved with another small lawned area and a large decking space providing an ideal area for outdoor dining and entertaining.

LOCATION

Fulbeck accommodates some of the most prominent private homes for miles around. The smaller character cottages are attractive and highly sought after. The village benefits from a beautifully maintained cricket green and playing fields. A children's play ground and recreational areas are located at the edge of a football pitch.

A popular working Arts and Crafts Centre is located within the village with a variety of visitor attractions. The Tack Room offers a fine range of drinks and refreshments. Fulbeck village is possibly known best for one of the most popular Pubs in the area. The Hare & Hounds not only has a good selection of local brews, but the food is also to a very high standard. Nearby, The Brownlow Arms in Hough-on-th-Hill provides another level of fine dining in an equally attractive village location.

Syston Park Farm, 10 mins south of Fulbeck, offers superb fresh produce both in the shop itself, and outside for visitors to pick their own. A smaller farm shop is also located in Leadenham, 2 mins north of Fulbeck, together with a polo club.

Fulbeck is ideally situated close to Grantham, providing superb travel to London Kings Cross in 1 hour. Newark is also conveniently located just 10 miles west of Fulbeck with additional main line links.

SCHOOLS

A number of highly regarded schools are located in close proximity to Fulbeck, including Lincoln Minster, The Priory and Carre's Grammar in Sleaford. The Kings' School and Kesteven & Grantham Girls' School are both situated in near-by Grantham, as well as Grantham Prep International School.

SERVICES

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



A delightful semi-detached cottage in an equally attractive Cliff Village, enjoying spacious living with picturesque views over the open countryside.





ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: B

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion and no onward chain.

VIEWING

Strictly by prior arrangement with the Agents (01476 851400).

ADDITIONAL INFORMATION

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

T: 01476 851400

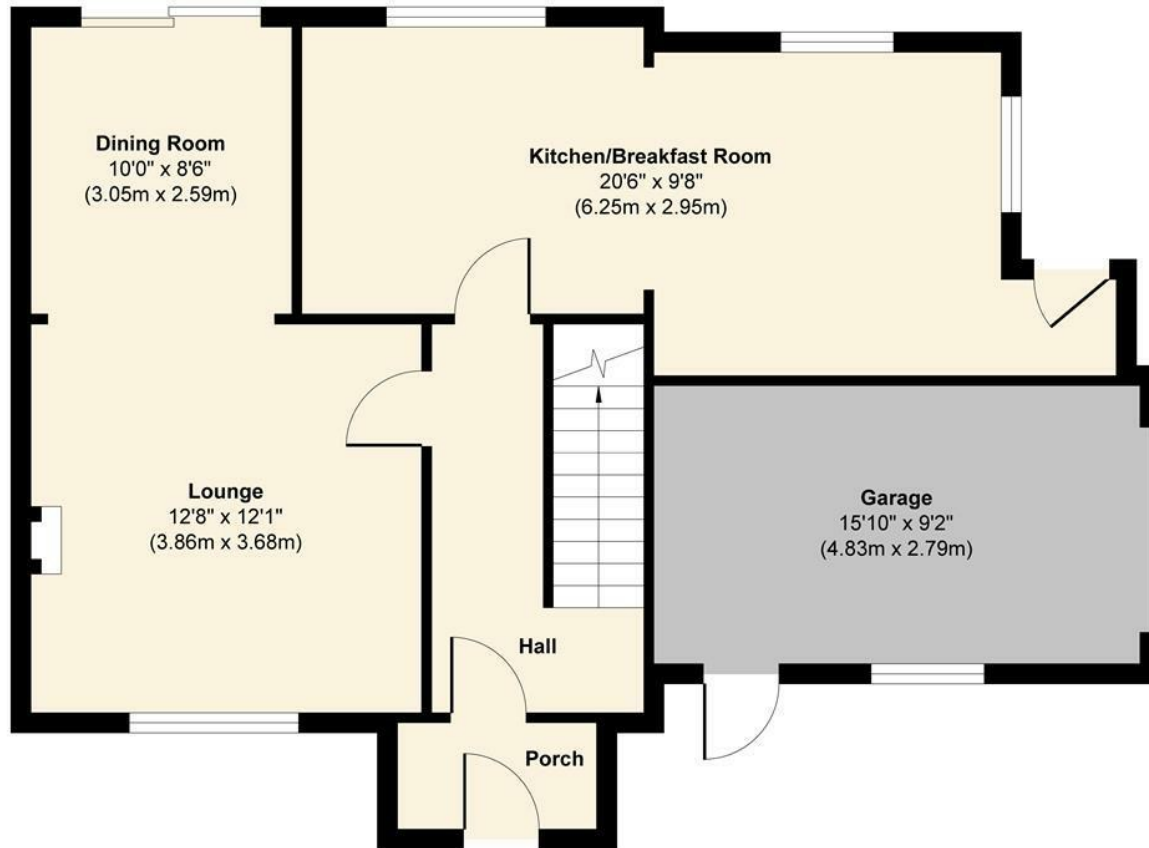
@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

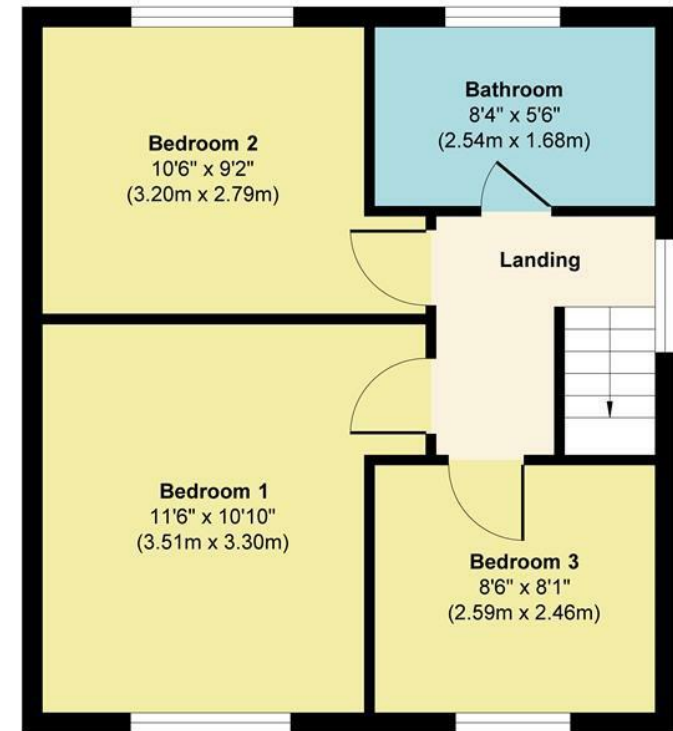
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



Brant Road, Fulbeck



Ground Floor
Approximate Floor Area
757 sq. ft
(70.34 sq. m)



First Floor
Approximate Floor Area
446 sq. ft
(41.46 sq. m)

Approx. Gross Internal Floor Area 1203 sq. ft / 111.80 sq. m

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

Produced by Elements Property