



Gleneagles

MOUNT & MINSTER



# Gleneagles

## DESCRIPTION

Tucked away near the end of a quiet close stands this prominent residence. Accommodating includes a lounge with French doors going out into the garden, a dining room that flows nicely through to the kitchen, four bedrooms upstairs, complemented by two shower rooms, one of which is an ensuite to the master bedroom.

## OUTSIDE

The property is approached onto a paved driveway with ample private parking for multiple vehicles. There is a large gavelled space to the front, while side gates lead round to the rear garden which is predominately laid to lawn with flower beds, a paved area for outdoor dining and entertaining, as well as a summer house and garden shed.

## LOCATION

Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town 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 being constructed. Within walking distance of the property on Sunningdale is a Premier supermarket, a hair salon and a Fish & Chip shop.

## SCHOOLS

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. Poplar Farm Primary School is conveniently located within walking distance of the property.



A spacious and well-proportioned family residence tucked away on a close, offering modern living with a large garden in this popular area of town.







### **SERVICES**

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

### **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:

T: 01476 851400

e: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

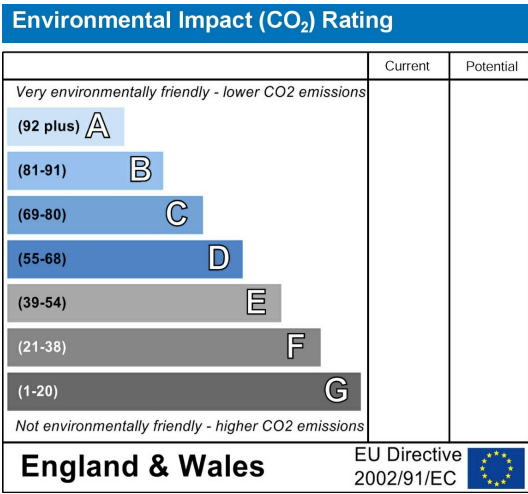
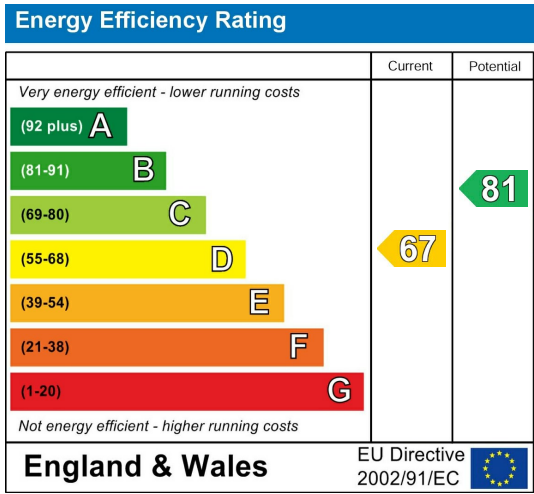
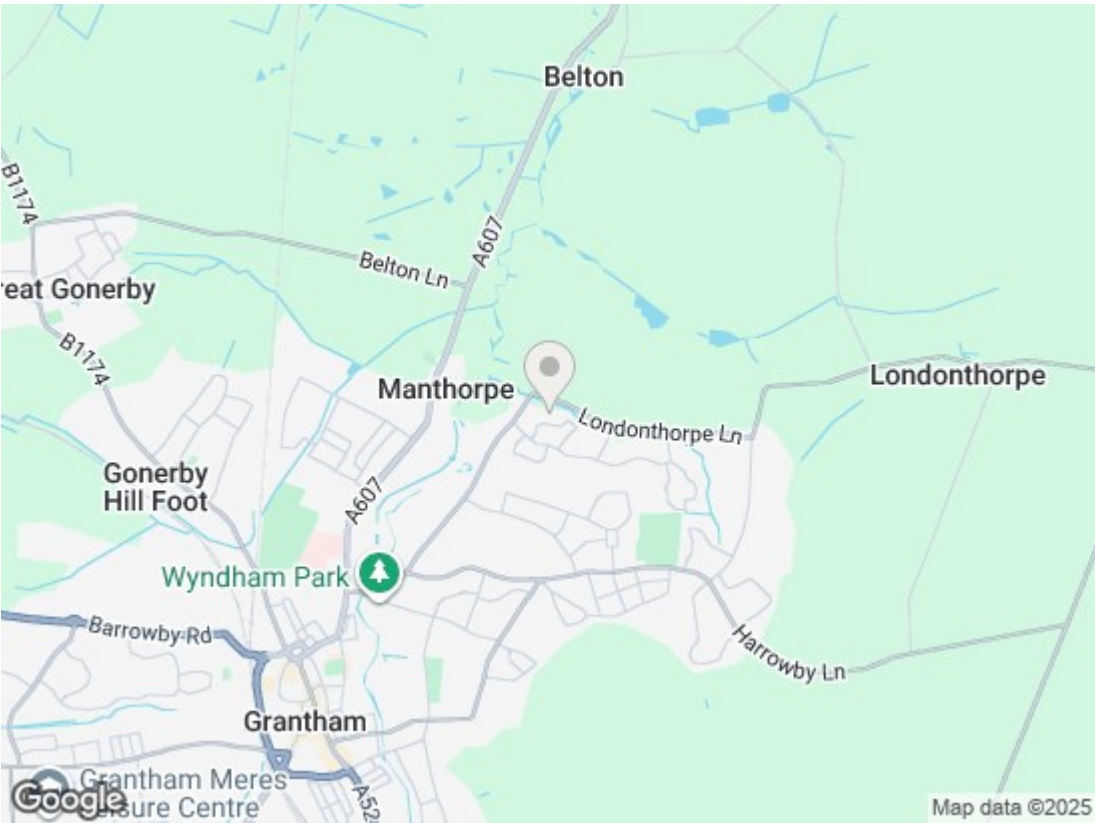
### **BUYER IDENTITY CHECKS**

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.





**Approx. Gross Internal Floor Area 1265 sq. ft / 117.64 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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