



Church Walk  
Brant Broughton

MOUNT & MINSTER



# Church Walk

Brant Broughton

Standing in a prominent yet tranquil position on a quiet lane within a pretty and sought-after village, this spacious residence offers well-presented accommodation and glorious gardens.

- Detached Residence
- Front & Rear Gardens
  - Lounge
  - Open-Plan Kitchen
    - Dining Room
    - Utility & Pantry
  - Four Double Bedrooms
  - Two Bath/Shower Rooms
    - Double Garage
  - Ample Private Parking



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### DESCRIPTION

An elegant home on an impressive lane, in an equally attractive 'chocolate-box' village, boasting a salient frontage with an abundance of kerb appeal, complemented by well-attended gardens to the front and rear. Accommodation includes an entrance hall leading through to a nicely-proportioned lounge with a focal log-burner, double doors leading through to a dining room, an open-plan kitchen complemented by both a utility and a walk-in pantry, four good-sized double bedrooms upstairs together with two bath/shower rooms, including an ensuite to the master bedroom.

### OUTSIDE

The property is approached up a gravel driveway that sweeps round to the front door in one direction, and to a gated rear access to the other. Through a gated entrance there is a rear driveway with direct vehicular access to the double garage. The front garden is predominantly laid to lawn with beds to the borders and a box of trees and shrubs, with the private rear garden also enjoying a seating area, providing an ideal space for outdoor dining and entertaining.

### LOCATION

Brant Broughton is an attractive village situated north of the A17 approximately 12 miles south of Lincoln and 8 miles east of Newark. Amenities include, The Generous Briton public house, fire station, a busy village hall, Methodist Church, Quaker Meeting House, and the Parish Church of St Helens. Further services are located in the neighbouring villages of Navenby and Leadenham.

Newark and the A1 provide superb transport links, with the nearby station providing quick and convenient access to both the North and London Kings Cross (approx 1hr10mins).





Both Lincoln and Newark are in close proximity. Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle - home to the famous Magna Carta, it is safe to say that Lincoln is one of the most historic cities in the region. The Cathedral Quarter, at the top of the aptly named 'Steep Hill' features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers. There is also the Brayford Waterfront - home to the University, cinema, bars, cafes and restaurants, some with fabulous views over the Marina. This combination of ancient and modern urban living makes any village near Lincoln the perfect place to live.

Just along the A17 the charming market town of Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark's fascinating heritage is ripe for exploration with enchanting historic sites such as Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. The town enjoys family friendly attractions such as a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores in Newark town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts. There are also a good range of antique shops and a large Waitrose.

#### **SCHOOLS**

There is a convenient primary school in the village which benefits from a 'Good' Ofsted rating and offers pre-school and after school clubs.

#### **SERVICES**

The dwelling is centrally heated throughout (oil) with a brand new boiler installed and is connected to mains water, drainage and electricity.

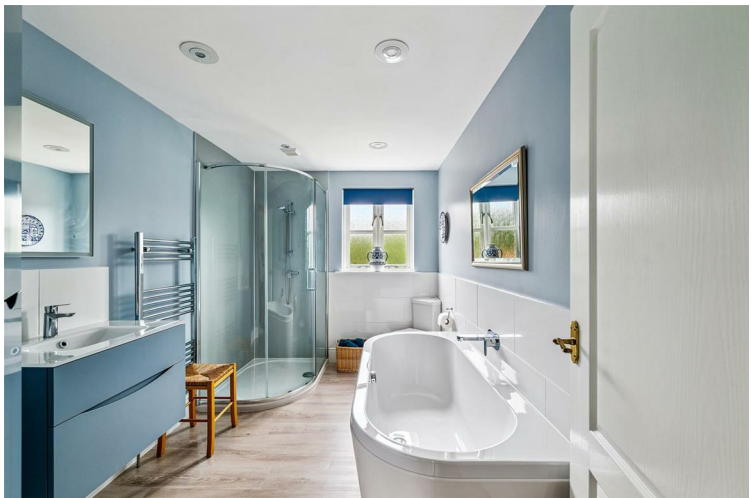
#### **ENERGY PERFORMANCE**

Rating: D

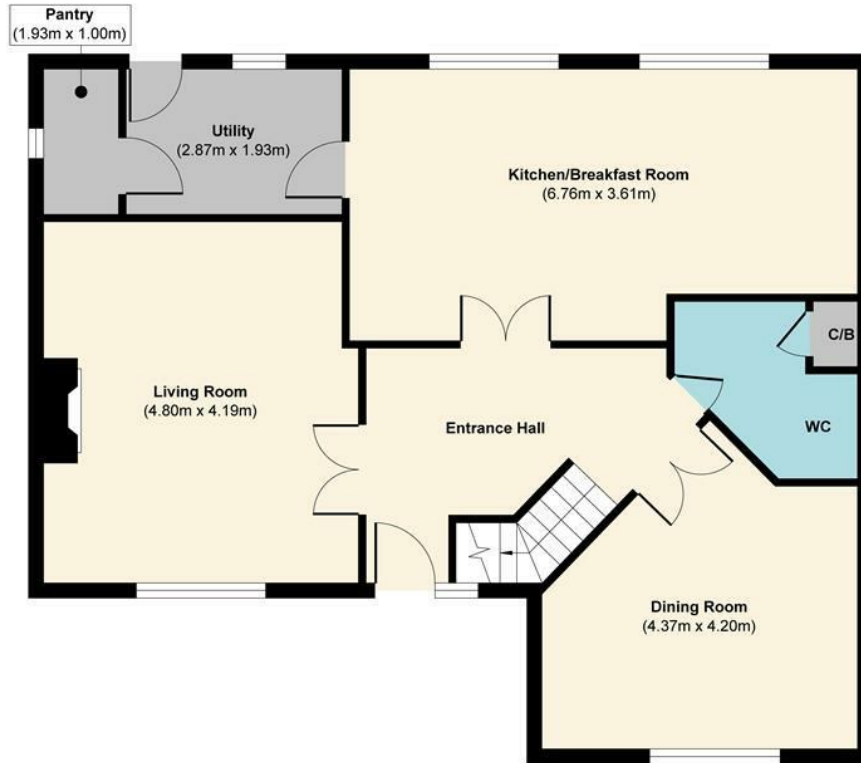
#### **COUNCIL TAX**

Band: E





## Church Walk, Brant Broughton



**Ground Floor**  
Approximate Floor Area  
(82.70 sq. m)



**First Floor**  
Approximate Floor Area  
(83.50 sq. m)

**Approx. Gross Internal Floor Area 166.20 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

