

Old Lincoln Road

Caythorpe

MOUNT & MINSTER









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Caythorpe

An exceptional detached bungalow, enviably positioned within the prestigious Cliff village of Caythorpe, offering a refined rural lifestyle, well-proportioned accommodation and beautifully established gardens. Available with no onward chain and ideally placed for local amenities, with excellent road links to Lincoln and high-speed rail services to London from Grantham.

- Prime village setting with no onward chain
- Detached bungalow with significant development potential
- Spacious lounge and elegant dining room
- Two impressive, generously proportioned double bedrooms
- Adaptable third bedroom or optional study
- Contemporary shower room, thoughtfully appointed for modern living
- Light, welcoming kitchen with useful adjoining pantry, utility & WC
- Expansive, secluded grounds and additional kitchen garden
- Private driveway, extensive parking and double garage
- Idyllic village amenities with excellent links to Lincoln, Grantham and London



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DESCRIPTION

An impressive detached bungalow, occupying a particularly desirable position within the sought-after village of Caythorpe, set amidst beautifully established gardens and offering spacious, versatile accommodation, all within easy walking distance of the village's excellent amenities.

The property briefly comprises a welcoming entrance hallway leading to an impressive lounge, elegant dining room, two generously proportioned double bedrooms, a versatile third bedroom or potential study, a contemporary shower room and a light-filled kitchen with useful adjoining pantry, utility and WC.

OUTSIDE

A long private driveway, bordered by attractive planting and established gardens, leads to an expansive parking area and double garage, with convenient side access to the rear.

The mature inviting rear grounds provide a private and tranquil setting, complemented by a substantial kitchen garden, providing an attractive outdoor space for both relaxation and entertaining.

LOCATION

Caythorpe is a popular Cliff village close to the historic city of Lincoln and market towns of Newark, Grantham and Sleaford, with various commuter routes including the A1 trunk road, A46 and access to London via high speed rail network (approx 1hr 6mins from Grantham). The village has a post office, village store, village hall, social club, primary school, medical centre and two public houses, and lies on a bus route between Lincoln and Grantham.

SCHOOLS

Ideally located for growing and mature families, both Grantham, Lincoln and Sleaford are well-regarded for the quality of their 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 throughout (oil) with mains water, drainage and electricity.

ENERGY PERFORMANCE

Rating: TBC

COUNCIL TAX

Band: E

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By prior arrangement with the Sole Agents (01476 851400).

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:
T: 01476 851400
@: info@mountandminster.co.uk

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Floor Plan

Approx. Gross Internal Floor Area 1874 sq. ft / 174.19 sq. m (Including Garage)

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

Produced by Elements Property



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