

Lichfield House

Cammeringham



MOUNT & MINSTER



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A stunning home that offers the best of both worlds; traditional and prominent aesthetics externally, combined tastefully with contemporary, open-plan interiors, complemented by fabulous outside entertaining space and located in an enviable and 'chocolate-box' village. Contemporary elegance at its finest.

INTRODUCTION

Tucked away down a quiet lane in this hugely popular village just minutes from the Cathedral City of Lincoln, this beautiful home offers the discerning buyer the rare opportunity to benefit from the best of both worlds; an attractive home that is traditional in every sense of the word to the front aspect, while also combining modern, open-plan living both internally and to the rear. The spacious accommodation includes an entrance hall, a formal lounge with a focal log-burner, an open-plan kitchen diner with a utility next door, a spacious family space with a cinema area and play/work space with another modern log burner central to the room, five bedrooms to the first floor with three bathrooms, two of which are ensuite.

OUTSIDE

The property is approached through double gates onto a large driveway with parking for multiple vehicles. There is direct vehicular access to the double garage via electric doors, wide side gates either side leading to the side and back of the property.

The rear of the property is predominantly laid to lawn with a couple of different paved areas, one of which enjoys a dedicated entertaining space with electricity and lighting, together with a bar area.

LOCATION

Cammeringham is a small and attractive rural village, quietly positioned amidst open Lincolnshire countryside around six miles north of the Cathedral City of Lincoln. Nearby Ingham caters for everyday needs with a village shop and traditional pubs including The Inn On The Green and The Black Horse Inn, while Lincoln offers an extensive choice of shopping, restaurants and leisure facilities, from independent boutiques in the historic Bailgate to the shops and eateries of the Cornhill Quarter. Local attractions include Lincoln Cathedral and Castle, together with the nearby Lincolnshire Showground, home to a varied programme of events throughout the year.

Despite its peaceful rural setting, Cammeringham is particularly convenient for travel, lying just off the A15 and within easy reach of Lincoln, with onward connections to the A46 and the wider regional road network. Lincoln Central provides rail services to a variety of destinations, including direct services to London King's Cross, while Newark North Gate offers fast East Coast Main Line connections to the capital. The Lincolnshire Showground, approximately four miles north of Lincoln on the A15, is also close at hand, making Cammeringham an appealing choice for those seeking country living without sacrificing accessibility.

SCHOOLS

The area is well placed for families, with Ingham Primary School situated in the neighbouring village and William Farr Church of England Comprehensive School at Welton providing secondary education. The wider Lincoln area offers further state and independent schooling, together with the University of Lincoln and Bishop Grosseteste University. Prospective purchasers are advised to confirm individual school catchment and admissions arrangements directly with the relevant school or local authority.

METHOD OF SALE

The property is offered for sale by Private Treaty.



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TENURE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: E

West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: C

SERVICES

The property is connected to mains gas, water, drainage and electricity.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

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Approx. Gross Internal Floor Area 261.90 sq. m

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

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