



Wheatley Lane

Carlton-Le-Moorland

MOUNT & MINSTER







# Wheatley Lane

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A light, spacious and welcoming single-storey residence with open-plan living at its finest and a finish that offers a tasteful balance of contemporary elegance throughout.

## DESCRIPTION

Tucked away on a quiet lane in an equally peaceful 'chocolate-box' village, this stunning home offers single-storey living in splendid and modern surroundings, enjoying space and flow that makes this superb residence an opportunity to acquire a bungalow that stands out and needs very little expenditure to create the perfect bungalow. The high-calibre accommodation is dominated by the heart of the home, an open-plan kitchen that has dedicated space for living, dining and even working. Two sets of bifolds bring the outside in and vice versa, with ample amounts of glass that make this space light and welcoming. An additional reception room in the form of a lounge is situated alongside the kitchen and off the reception hall itself. A utility room provides side access if required, with three double bedrooms located at the other side of the property, complemented by a family bathroom and an ensuite for the master.

## OUTSIDE

The property is approached onto a large gravel and tarmac driveway with parking for multiple vehicles. There is a small lawned area running alongside the driveway and another leading to the front door with attractive flower beds. The rear garden has been meticulously designed and landscaped to create a highly attractive space with areas dedicated to outdoor entertaining on timber decking, a plethora of raised beds and shrubs, a green house and a garden shed.

## LOCATION

Carlton-le-Moorland is a pretty, traditional village with some similarly attractive 'chocolate-box' cottages and larger country houses. It enjoys a popular public house as well as an active village hall.

Nearby Bassingham is very well serviced with two shops (one incorporates a post office and the other a butcher and delicatessen) as well as two public houses, a doctors surgery and a respected primary school. A large village hall provides sporting facilities and clubs.

Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle, home to the famous Magna Carta, the nearby City of Lincoln is one of the most historic cities in the country. 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. The Brayford Waterfront is home to some great bars and eateries, some with fabulous views over the Marina, as well as the Odeon multiplex cinema. This combination of ancient and modern urban living makes Lincoln and the surrounding villages one of the most perfect places to live.

Nearby Newark provides additional facilities, as well as a valuable direct rail link to London Kings Cross (1 hour 15 mins).

Residents of the village further benefit from the Young People's Trust which is a charity that works to provide or assist in the provision of facilities in the interests of social welfare for the care, education, recreation or leisure time occupation of the children and youth of the parish of Carlton le Moorland with the object of furthering their development through learning, sport and recreational activities and improving the condition of life for the children and youth.



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### SCHOOLS

Bassingham Primary School is rated as Good by Ofsted, The Priory Academy LSST is located approximately 6 miles away and is rated as Outstanding.

### SERVICES

The property is centrally heated throughout (oil) with mains water, electricity and drainage all connected.

### 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 upon completion.

### VIEWING

By prior arrangement with the Sole Agents (01522 851400).

### ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01522 851400

@: info@mountandminster.co.uk

### BUYER IDENTITY CHECKS

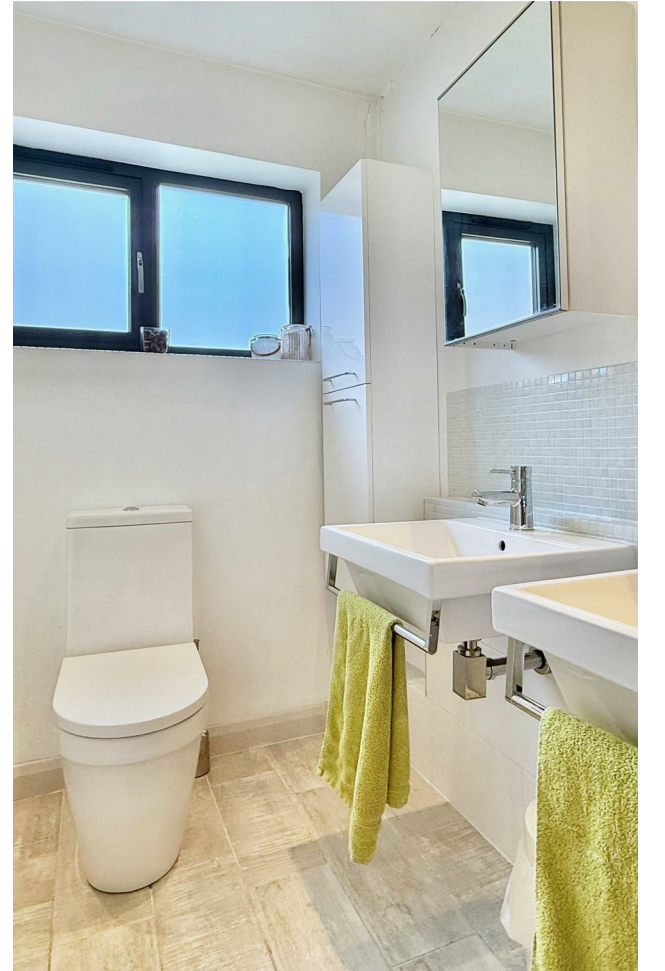
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





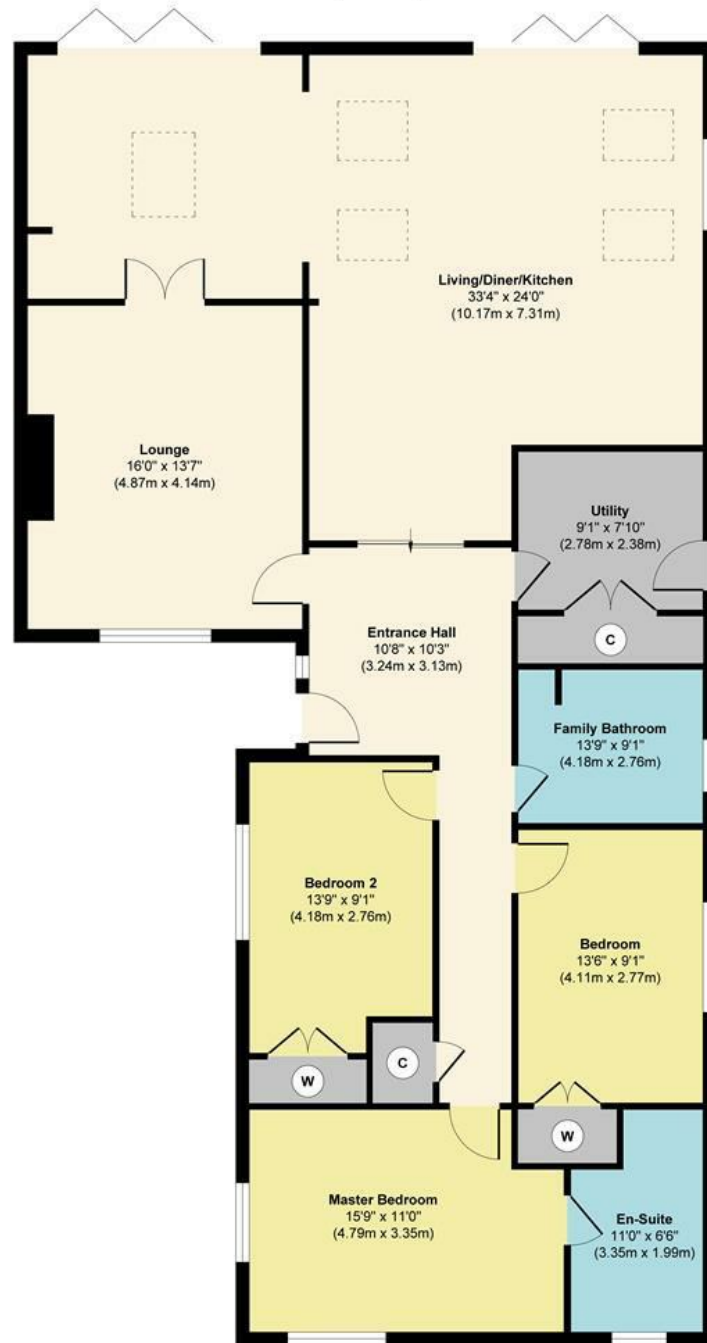








# Wheatley Lane, LN5

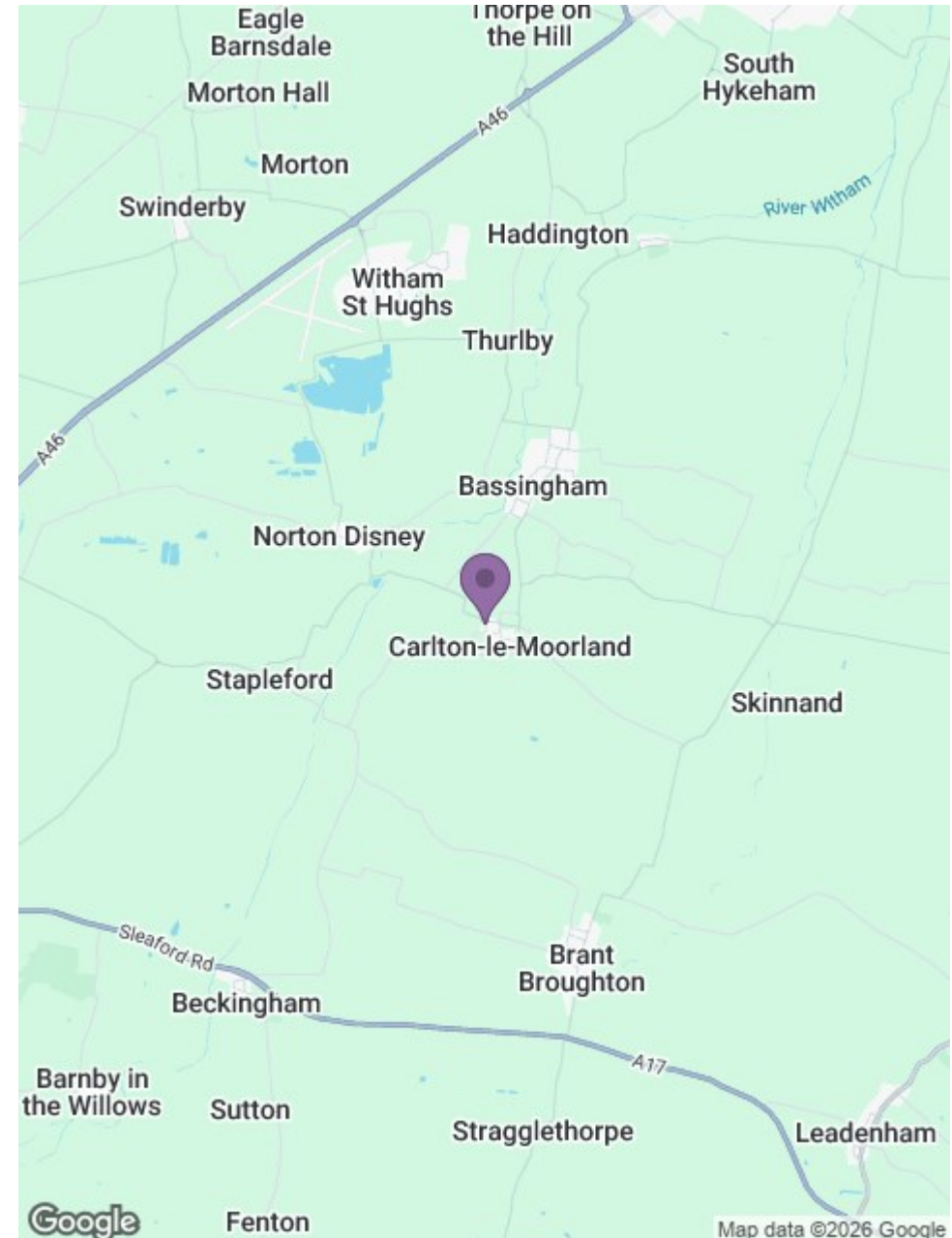


Floor Plan

Approx. Gross Internal Floor Area 1704 sq. ft / 158.33 sq. m

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

Produced by Elements Property







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