



Main Street
Wilsford

MOUNT & MINSTER



Main Street

Wilsford

A charming country home in an equally attractive 'chocolate-box' village, presented to a high standard throughout with private parking and an abundance of kerb-appeal from top to bottom.

- Character Home
 - Lounge
 - Kitchen Diner
 - Family Room
- Four Bedrooms
- Family Bathroom
 - Ensuite
- Walk-in Pantry
- Private Parking
- Excellent Location



MOUNT & MINSTER

DESCRIPTION

A stone built cottage set in the attractive village of Wilsford, having undergone an extensive program of refurbishment and modernisation to create an elegant and charming country home. Semi-detached, the accommodation briefly includes kitchen diner, living room, family room, four bedrooms, an ensuite and a family bathroom.

OUTSIDE

The property is approached through double gates onto a gravel driveway with ample private parking. There are two low-maintenance grassed areas either side of the driveway with hedges and shrubs to the borders. The paved area which flows from the rear of the property is an ideal space for outdoor dining and entertaining from the bifold doors into the kitchen diner.

LOCATION

Wilsford is a small village ideally located for access to Sleaford (5 miles) and Grantham (10 miles). The village enjoys a village store and Post Office, a village hall and a hugely popular public house.

Neighbouring Ancaster provides further amenities including a primary school, butchers and grocery shop, doctors surgery, petrol station, cricket club, public house and railway station.

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 outlet is currently being constructed.





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. A primary school is located in Ancaster village a short distance by car and Grantham Preparatory International School is just a short drive away.

SERVICES

Central heating throughout (oil) with mains water, drainage and electricity all connected.

ENERGY PERFORMANCE

Rating: F

COUNCIL TAX

Band: E

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

@: 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.





Main Street, Wilsford



Approx. Gross Internal Floor Area 2398 sq. ft / 222.80 sq. m

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

Produced by Elements Property

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.

Registered in England and Wales. Registration Number: OC398777

Autumn Park Business Centre, Dysart
Road, Grantham, NG31 7EU
Tel: 01476 515 329
Email: info@mountandminster.co.uk

MOUNT & MINSTER

