# Crosby Court

## Barkston

MOUNT & MINSTER

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Barkston

Occupying a peaceful and private position in the highly sought-after village of Barkston, this exceptional detached residence combines the tranquility of a country home with the refinement of modern family living. With excellent village amenities, Grantham and direct rail links to London within easy reach, the property presents an enviable setting for both family life and entertaining.

- Impressive four-bedroom detached residence in the sought-after village of Barkston
- Ideally positioned close to the village's excellent amenities, while enjoying a private and peaceful setting
- Beautifully appointed interiors with a sophisticated and contemporary finish throughout
- Exceptional open-plan kitchen, dining and living space designed for both family life and entertaining
- Luxurious principal suite with walk-in dressing room and beautifully appointed en-suite
- Three further generous double bedrooms, each with en-suite facilities and built-in storage
- Versatile family room and elegant home office/snug providing exceptional flexibility
- Enclosed rear garden, predominantly laid to lawn, with an elegant terrace for outdoor dining and entertaining
- Private paved driveway, addtional parking and single garage, complemented by an attractive lawned frontage
- Ideally positioned for Grantham and its mainline railway station, providing direct connections to London

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## DESCRIPTION

A prestigious four-bedroom detached home in sought-after Barkston, privately positioned close to village amenities, with an enclosed private garden and an elegant terrace. Conveniently located for Grantham and London.

This beautifully appointed accommodation is entered via an elegant, light-filled entrance hall, flowing into an impressive open-plan kitchen, dining and living space with discreet access to the utilty room and bi-fold doors opening onto an inviting terrace and garden. A well-appointed WC leads from the hallway, while a refined family room and versatile home office/snug complete the ground floor.

Upstairs, an elegant, spacious landing leads to four beautifully proportioned double bedrooms, including a principal suite with walk-in dressing room and en-suite. The three further bedrooms each feature en-suite facilities and built-in storage, creating a beautifully appointed first floor.

## OUTSIDE

The secluded tranquil rear garden is predominantly laid to lawn, with an elegant terrace creating an idyllic setting for outdoor dining, entertaining and relaxation.

The property is approached via a private paved driveway with additional parking and a single garage, complemented by an attractive lawned frontage, and access to the rear garden.

## LOCATION

The highly sought village of Barkston provides facilities and amenities such as primary school, public house with restaurant, garage, petrol station with store, village hall and sports field.

Nearby Grantham is a traditional Lincolnshire market town with excellent travel connections, with London Kings Cross around 1hr journey by high speed train, and access to the A1 trunk road.

The town offers an excellent array of leisure and cultural amenities, including a multiplex cinema, arts centre, theatre and leisure centre. Historic Belton House provides beautiful parkland and the renowned Belton Park Golf Club, while a charming selection of independent cafés, restaurants, traditional inns and boutiques complements the town's established shopping centre, which also includes leading high street names and supermarkets.

## 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, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand. Grantham Prep International School is also located nearby.

**SERVICES**

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

**ENERGY PERFORMANCE**

Rating; TBC

**COUNCIL TAX**

Band: TBC

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession on completion.

**VIEWING**

Strictly by prior arrangement with the Agents (01476 851400).

**PARTICULARS**

Drafted using supplier CGI's and additional CGI imagery with reference to planning permission. Property is under construction and will be completed 2026. Buyers will be expected to fit carpets unless agreed by separate negotiation.

**ADDITIONAL INFORMATION**

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

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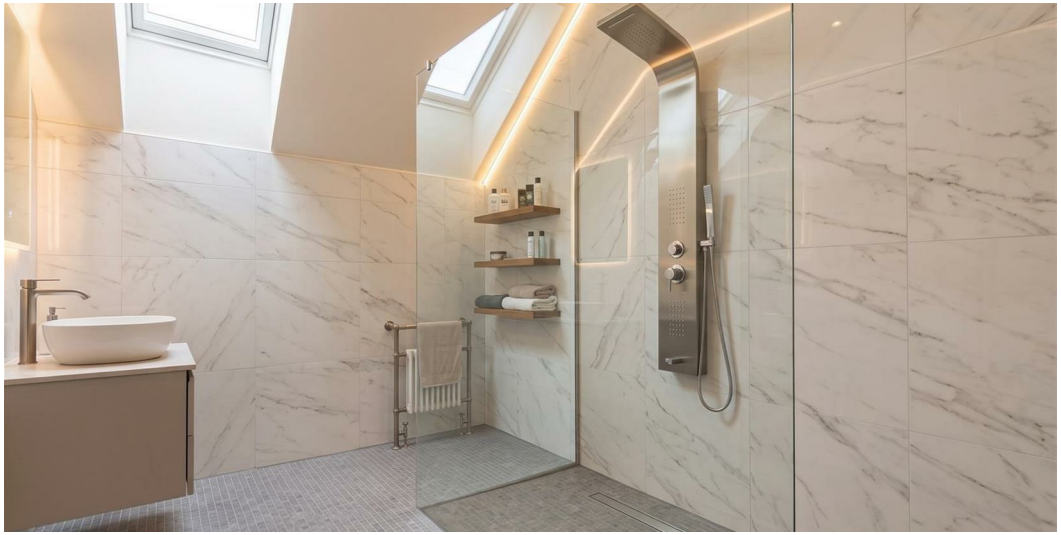

RETRO
GAMING

# Crosby Court, Barkston

**Approx. Gross Internal Floor Area 2920 sq. ft / 271.62 sq. m**

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

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