



Ryders Orchard

Allington

MOUNT & MINSTER



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Enjoying some of the most stunning views for miles around, this spacious and elegant home offers modern living in a tranquil location with superb travel connections on the doorstep.

DESCRIPTION

Tucked away in a serene setting, elevated to take-in the impressive vistas over the surrounding countryside, this beautifully presented residence offers versatile and well-proportioned accommodation on a large yet manageable plot. This substantial detached home offers exceptionally well-balanced accommodation, making it ideally suited to family life. The ground floor is centred around a generous reception hall and provides an excellent range of versatile living spaces, including a superb family/dining room, a separate sitting room, and a bright conservatory overlooking the garden. The dining kitchen/breakfast room creates a natural hub for day-to-day living and entertaining, while practical additions such as a utility room, boot room and ground floor WC add further convenience.

Upstairs, the property continues to impress with five bedrooms arranged around a central landing. The principal bedroom benefits from a dressing room and ensuite shower room, while bedroom two also enjoys its own en suite, making the layout ideal for families or visiting guests. A family bathroom serves the remaining bedrooms, and the fifth bedroom offers flexibility as a study or home office if required. Outside, the detached double garage provides excellent storage and parking, completing a highly adaptable and spacious home with broad appeal.

OUTSIDE

The property is accessed through double gates onto a large paved driveway with ample private parking for multiple vehicles. An electric car charger is installed. There is a lawned area leading up to the house, as well as direct vehicular access into the large double garage. Immediately outside the French doors is a generous paved entertaining space, ideal for outdoor dining and enjoying the warmer weather with friends. The various lawns that wrap around the principal dwelling are well-kept, complemented by a plethora of trees, shrubs, flower beds and perennials, all topped off with beautiful, uninterrupted views. A versatile shed is located behind the garage.

LOCATION

Allington is one of those increasingly rare villages that combines genuine rural charm with a reassuring sense of substance. Centred around an attractive village green and framed by appealing Lincolnshire countryside, it offers an environment that feels both established and quietly distinguished. The village itself includes the well-regarded Welby Arms, together with a village hall, post office and primary school, giving it the kind of everyday convenience and community presence that discerning buyers so often seek in a country setting.

For those drawn to village life without wishing to compromise on quality of living, Allington has a particularly appealing character. The presence of Allington with Sedgebrook Church of England Primary School, rated Good by Ofsted, enhances its appeal for family buyers, while the village amenities and attractive surroundings create a lifestyle that feels both refined and well supported. It is the sort of place that lends itself to a more graceful pace of life — somewhere to enjoy space, privacy and a sense of permanence, rather than simply an address on a map.

Despite its tranquil feel, Allington remains highly convenient. Grantham is within easy reach for a broader selection of shopping, schooling, dining and day-to-day services, together with direct rail connections to London King's Cross in around 1 hour 15 minutes, making the village especially attractive to buyers who value both countryside and connectivity. This balance of village charm, practical amenities and excellent accessibility is precisely what gives Allington such enduring appeal in the eyes of a more affluent purchaser.



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SCHOOLS

Local Primary Schools include Allington and Sedgebrook Church of England School, as well as Long Bennington Church of England School, both of which were recently rated as Outstanding by Ofsted. Secondary Schools of particular note are The King's School and Kesteven Girls School, both in Grantham and rated as Outstanding, as well as Grantham Prep International School, again rated as Outstanding.

SERVICES

The property is centrally heated throughout with mains drainage, electricity, gas and water.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: F

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 Agents (01476 851400).

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

e: 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.







Side Street, Allington



Approx. Gross Internal Floor Area 2899 sq. ft / 269.31 sq. m (Including Garage)

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

Produced by Elements Property



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