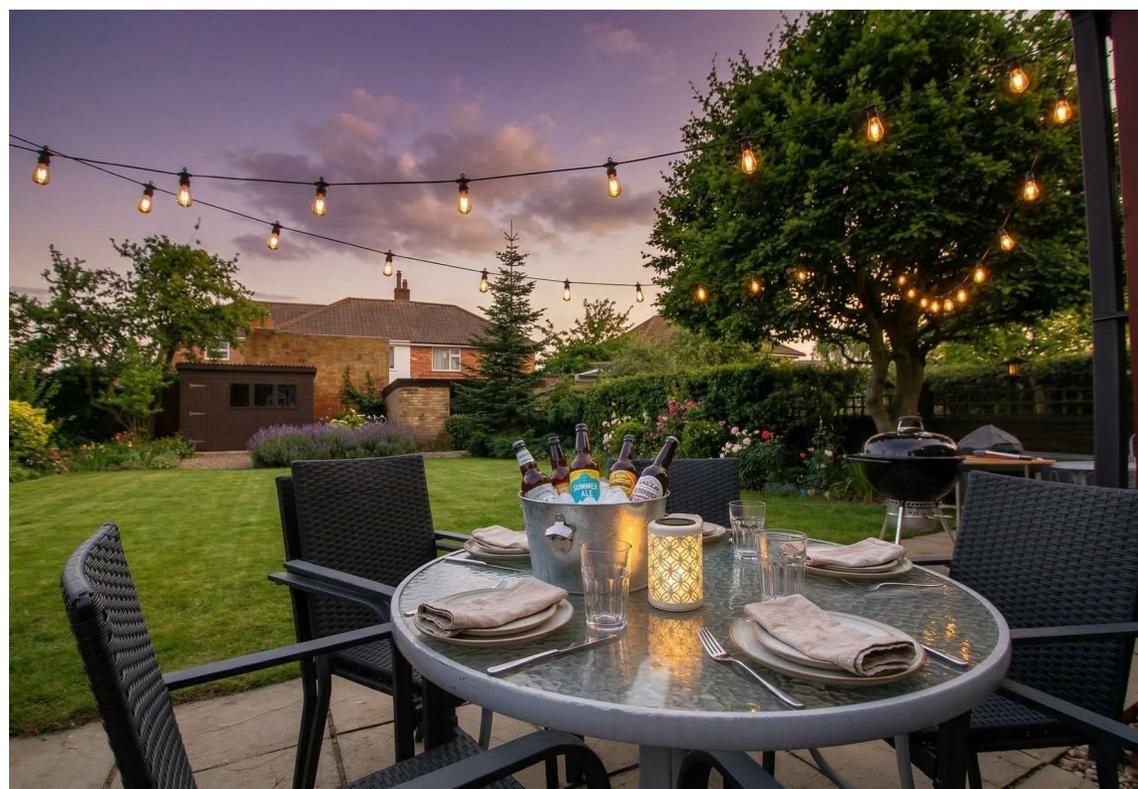




Glenville
Carlton Scroop

MOUNT & MINSTER



Glenville

Carlton Scroop

A spacious and elegant cottage, enjoying glorious views over the neighbouring countryside, complemented by a generous garden and ample private parking.

- Character Cottage
 - Lounge
 - Snug
- Entrance/Dining Hall
 - Conservatory
- Three Bedrooms
- Two Bathrooms
- Outbuildings
- Generous Plot
- No Onward Chain



MOUNT & MINSTER

DESCRIPTION

Situated on the edge of this popular Cliff Village, enjoying a generous plot with enviable views over rural fields, this graceful semi-detached cottage offers spacious living in a very special setting. Accommodation briefly includes a large entrance hall with space for a dining table if required, a lounge and separate snug, a kitchen that leads out to a sizeable conservatory, three bedrooms and two bathrooms, including an ensuite to the master bedroom.

OUTSIDE

The property is approached onto a private gravel driveway with parking for multiple vehicles. There is a large rear garden which is predominantly laid to lawn and enjoys a plethora of beds and a selection of trees, complemented by a paved patio proving an ideal space for outdoor dining and entertaining. At the end of the garden are two outbuildings for additional storage.

LOCATION

Nestled in the heart of Lincolnshire, Carlton Scroop is a picturesque village that offers the perfect blend of rural charm and modern convenience. This idyllic location is characterised by its beautiful countryside views, historic architecture, and close-knit community atmosphere. Just a short drive from the bustling market town of Grantham, Carlton Scroop provides residents with easy access to a range of amenities, including excellent schools, shopping, dining, and leisure facilities including an 18 hole golf course. The village itself boasts quaint cottages, a charming parish church, and an array of scenic walking trails, making it an ideal spot for those who appreciate nature and tranquility.

For prospective homeowners, Carlton Scroop presents an opportunity to enjoy a peaceful lifestyle without sacrificing connectivity. The village benefits from excellent transport links, including proximity to the A1, a regular bus service to Grantham and Lincoln and regular train services from Grantham to London Kings Cross, ensuring that city life remains within easy reach for commuters. Additionally, the local community is known for its friendly and welcoming nature, with various events and activities that foster a strong sense of belonging. Whether you're looking for a serene retreat or a family-friendly environment, Carlton Scroop is a place where you can truly feel at home.

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 has its own multiplex cinema and 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

Ideally located for growing and mature families, both Grantham, Lincoln and Sleaford are well-regarded for the quality of their 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, as well as a private mini-bus service from Caythorpe to Lincoln Minster School.

SERVICES

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

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: B

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 (01476 851400).

ADDITIONAL INFORMATION

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

T: 01476 851400

@: info@mountandminster.co.uk

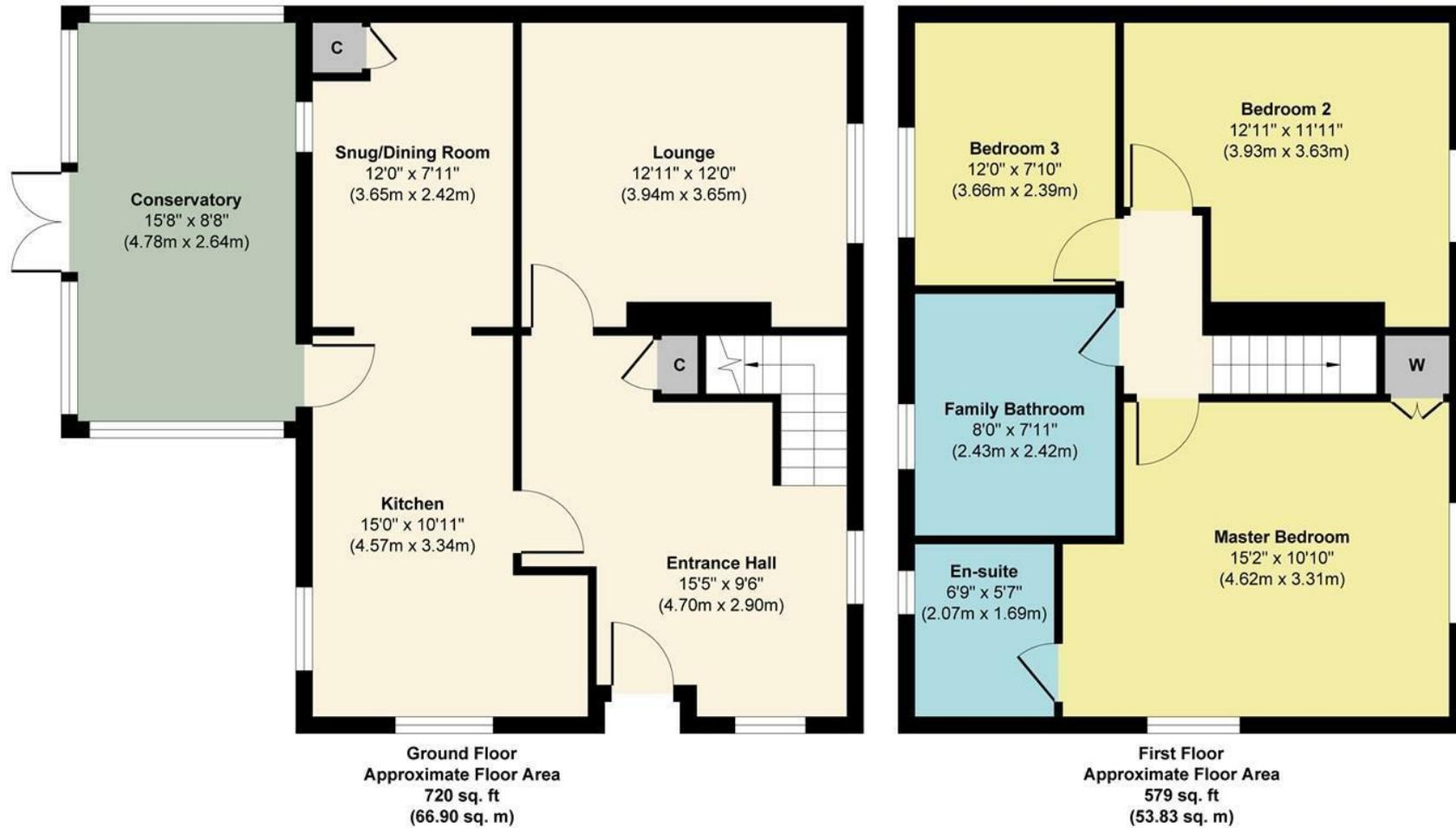
BUYER IDENTITY CHECKS

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.





Lincoln Road, Carlton Scroop



Approx. Gross Internal Floor Area 1299 sq. ft / 120.73 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

