



Byards Leap
Cranwell

MOUNT & MINSTER

DESCRIPTION

A delightful character cottage situated down a quiet lane and surrounded by the beautiful open countryside. Having undergone extensive refurbishment, the property briefly includes a stunning open-plan kitchen, additional scullery and utility, boot room, lounge and dining area, garden room, four bedrooms and two bathrooms, including one ensuite.

LOCATION

Byards Leap is a small hamlet associated with the legendary Knights Templar who held tournaments and jousts on the fields surrounding the cottage. It is located approximately five miles west of the market town of Sleaford, 9 miles north east of Grantham and just 11 miles east of Newark. The Cathedral City of Lincoln is situated 15 miles north. Grantham station provides direct access to London Kings Cross in just one hour.

Sleaford is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.

There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag.

The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities.

SCHOOLS

Sleaford's well respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools, namely Sleaford Church Lane, St Botolph's CE and William Alvey CE School as well as many nurseries and day care facilities within the area.

OUTSIDE

The property is approached onto a private track running alongside the property with a pedestrian access to the front door and gates leading to the garage and rear of the cottage. The front of the property has an extensive garden which is mainly laid to lawn with trees, shrubs and flower beds. There is a paved area to the front of the property, ideal for outdoor eating and entertaining, as well as a beautiful summer house. Other features of the extensive gardens include a vegetable patch, pond and a fruit cage.

The rear of the property enjoys additional parking as well as a large tandem garage with both vehicular access to the front, as well as pedestrian side-access.

SERVICES

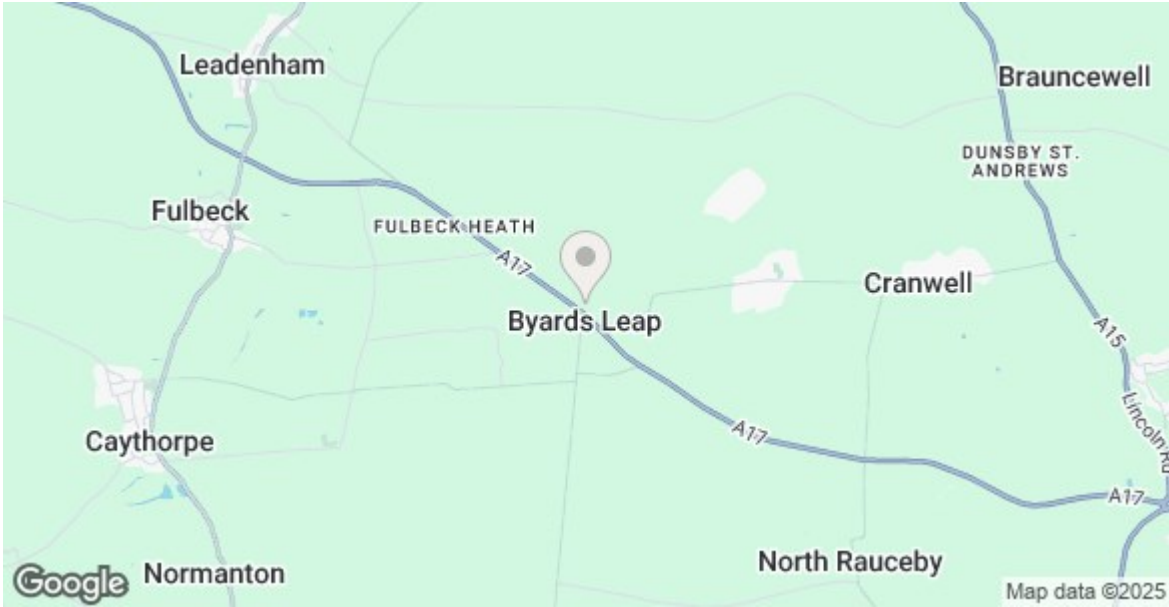
The property is centrally heated throughout (oil) with mains water, drainage and electricity connected.

ENERGY PERFORMANCE

Rating: E

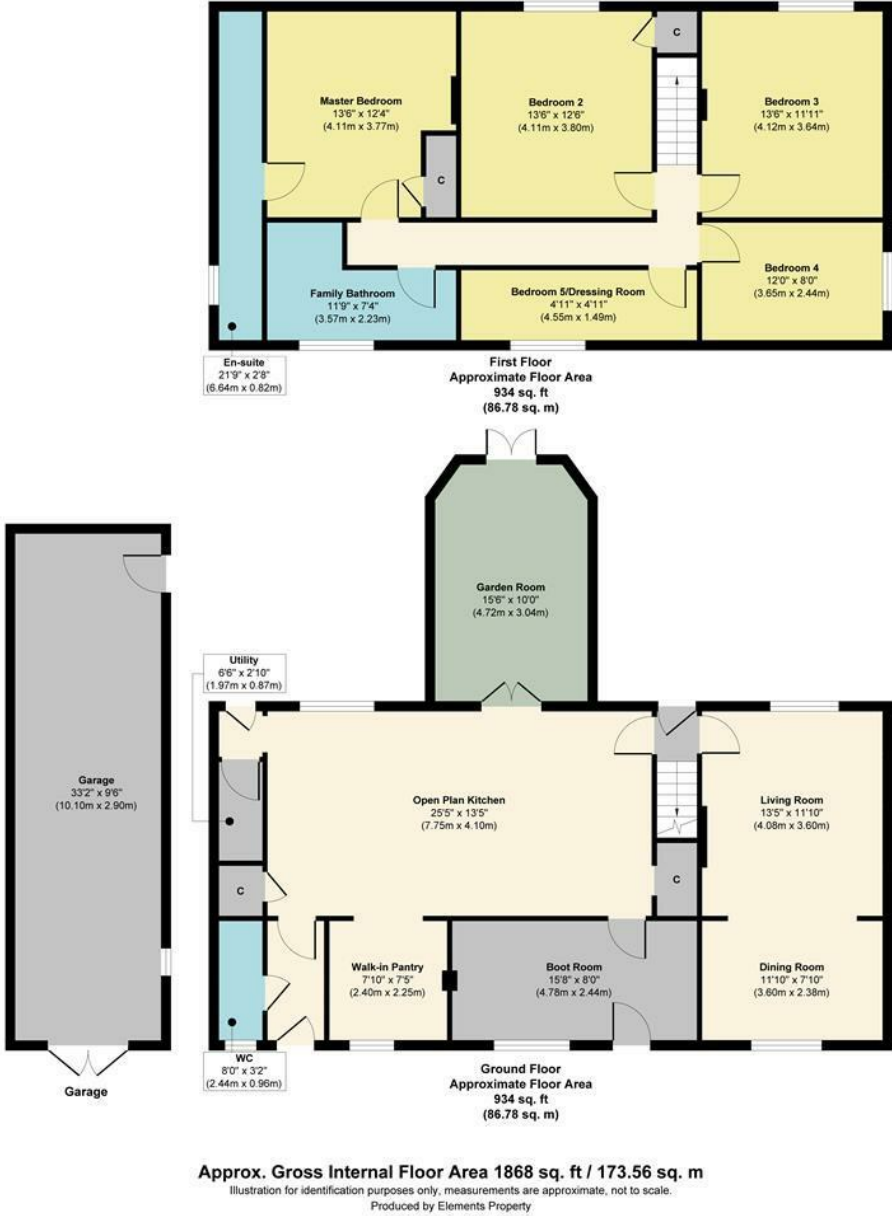
COUNCIL TAX

Band: D



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Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

