



Home Court
Wellingore

MOUNT & MINSTER



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Wellingore

A beautifully presented Cliff Village residence, finished to a very high standard from top to bottom, enjoying landscaped gardens and a stone's throw from the neighbouring playground and playing fields.

- Detached Home
 - Lounge
 - Dining Room
- Open-Plan Kitchen
- Utility/Boot Room
- Four Bedrooms
- Two Bathrooms
- Single Garage
- Private Parking
- Cliff Village Location



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DESCRIPTION

Tucked away on a quiet and private close, this inviting and pleasant home has been meticulously updated by the current owners to create a comfortable and elegant home in an equally attractive village. The accommodation briefly includes a formal lounge with an open fire, a dining room that is currently used as a play room, an open-plan and tasteful kitchen diner, a utility room with coat and shoe storage, a conservatory looking out over the garden, four bedrooms upstairs, complemented by two bathrooms including an ensuite to the spacious master bedroom.

OUTSIDE

The property is approached onto a private driveway with a front lawn. Side access leads to the rear garden with a gravelled area big enough to accommodate a large trampoline, a raised lawn area with a stone wall, as well as paved area providing an ideal space for outdoor dining and entertaining. There is another small lawned area to the rear of the property, together with a useful garden shed.

LOCATION

Wellingore is one of the most sought-after villages along Lincolnshire's cliff edge, renowned for its characterful stone architecture, leafy lanes and far-reaching countryside views. From handsome Georgian residences and charming period cottages to more contemporary family homes, the village offers a property landscape rich in variety and appeal. Nestled on the limestone ridge, residents enjoy a setting of timeless rural beauty, with scenic walks, bridleways and open countryside right on the doorstep, yet with the convenience of Lincoln and Sleaford just a short drive away.

The A15 links directly to Lincoln, Sleaford and Grantham, with high-speed rail services to London King's Cross in just over an hour from Grantham. Blending heritage, convenience and a vibrant sense of community, Wellingore continues to be a highly desirable address for discerning buyers. Local services within walking distance in neighbouring Navenby include a butcher, a Co-Op foodstore, a bakery, a good selection of pubs, a pharmacy, an antiques centre, Indian and Chinese take-aways, florist, barbers, beauty and hair salon, fish and chip shop, dress agency, tea rooms and a very active Community Centre.

The Cathedral City of Lincoln is one of England's most historic cities, with an impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The historic Bailgate area is a popular part of the city with independent shops, together with the newly establish Cornhill Quarter offering additional high-street shopping and restaurants with an independent cinema.





SCHOOLS

There are a variety of local schools in the area including Navenby Church of England Primary School, rated outstanding by Ofsted, as well as Happy Days Pre-School which also has a good rating. There is also a wealth of well-regarded secondary schools including, Kesteven and Sleaford High School for Girls, Carre's Grammar School in Sleaford and The Priory Academy LSST in Lincoln. There are also several private schools in the locality with Lincoln Minster School educating children between the ages of three and eighteen, as well as the highly respected Burton Hathow Prep School.

SERVICES

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

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: E

METHOD OF SALE

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.

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.





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Approx. Gross Internal Floor Area 1837 sq. ft / 170.70 sq. m

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

Produced by Elements Property

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