



Main Road

MOUNT & MINSTER

## INTRODUCTION

Offering high-end living at its finest, this stunning home is high class and immaculate from top to bottom. The semi-detached property briefly comprises entrance hall, living room with stunning limestone fireplace with a Chamwood Cranmore log burning stove, leading through into the spacious kitchen/diner which overlooks the rear garden, integrated appliances include oven with electric hob over, extractor, dishwasher and fridge. The utility/conservatory provides access directly out to the rear garden and has space and plumbing for a washing machine and dryer. The contemporary downstairs bathroom concludes the ground floor.

To the first floor there is a contemporary shower room and two double bedrooms one of which has a built in wardrobe,

Due to the generous plot size there is plenty of scope to the extend the property should you desire subject to the appropriate consents, the property further benefits from a new oil boiler which was fitted in September 2025 and has a seven year warranty,

## OUTSIDE

To the front there is ample off road parking for multiple vehicles and a detached single garage, the garden is primarily laid to lawn with planted shrubs.

To the rear there is an enclosed garden which is primarily laid to lawn with a patio seating area, along with two stone built outhouses which are currently used for storage, offering the opportunity for multiple uses.

## LOCATION

Nestled just six miles south east of Lincoln, Potterhanworth is a picturesque and welcoming village offering the perfect balance of rural tranquility and convenient access to city amenities. Surrounded by rolling countryside, woodland walks, and open fenland, the setting provides a peaceful lifestyle with a strong sense of community. Local amenities, include a primary school, village hall, and the popular local pub, providing a sociable meeting point for locals and visitors alike.

## SCHOOLS

Primary schooling is available in Potterhanworth and the surrounding villages, while the nearest state secondary school is in Branston.

## ACCOMMODATION

### Porch

Providing storage for shoes and coats.

### Entrance Hall

Tiled flooring, radiator, stairs rising to first floor landing.

### Living room

Luxury vinyl tile flooring, radiator, double glazed window to front, fireplace with Chamwood Cranmore log burning stove. and Limestone surround.

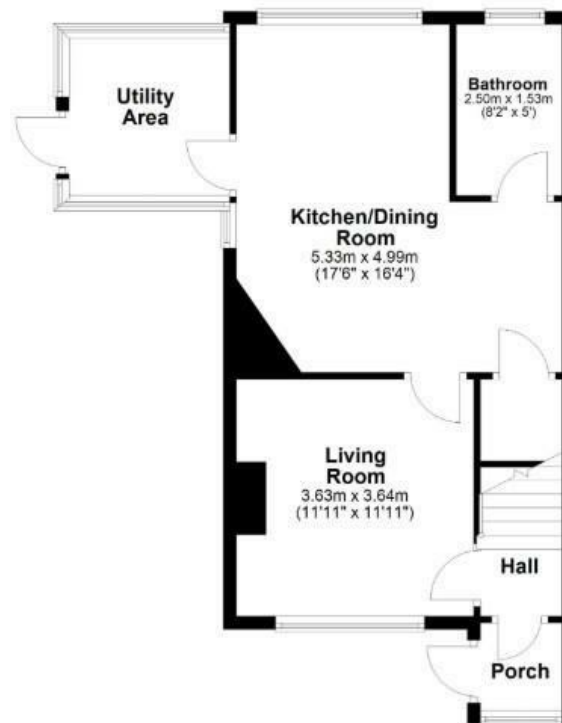
### Kitchen/Diner

Tiled flooring, ornamental stove, double glazed windows to side and rear, a range of wall and base units with work surfaces over, tiled splashbacks, integrated appliances include an electric oven with hob and extractor fan above, dishwasher and fridge, sink with mixer taps, radiator, understairs storage cupboard.

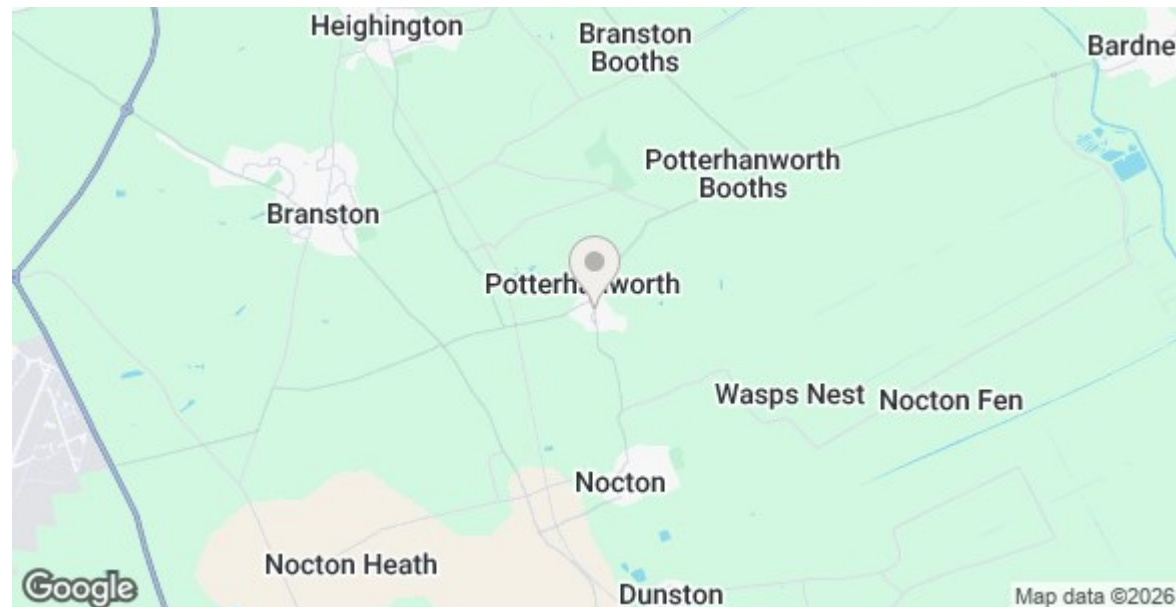
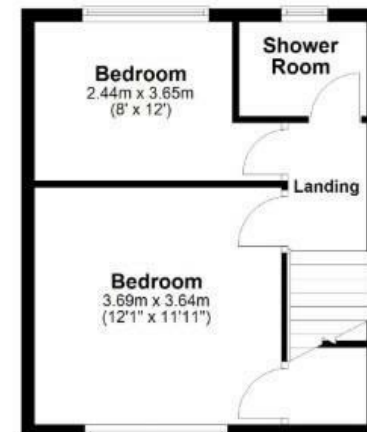
### Utility/Conservatory

Providing access to the rear garden, space and plumbing for washing machine and dryer.

## Ground Floor



## First Floor



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Atton Place, 32 Eastgate, Lincoln,  
Lincolnshire, LN2 1QA

Tel: 01522 716204

Email: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

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