



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



High Street, Little Bytham

Grantham, NG33 4QJ

£260,000

SUMMARY

- Extended Two Bedroom Double Bedroom Cottage
- Over 1000 SQ FT Of Living Accommodation
- Family Bathroom
- Open Plan Kitchen Living Dining Space & Separate Utility Space
- Exposed Stone Walls
- South Facing Rear Garden
- Additional Parcel Of Land To Rear
- Off Road Parking





SOLD IN 24 HOURS* SOUTH FACING REAR GARDEN**
*** Beautifully renovated and extended, two bedroom cottage with an abundance of Character. With over 1000 SQ FT of living accommodation, briefly comprising; Entrance / Utility, Open Plan Kitchen Living Dining Space, Two Double Bedrooms, Family Bathroom, South facing rear garden, Additional garden at the rear and Off Road Parking. Internal Viewings are highly advised to appreciate the size and standard on offer. The house is within easy reaching distance of the primary school and the village pub, the Willoughby Arms, and the Bythams community shop, open daily, in neighbouring Castle Bytham. The café at Russell's Nursery, The Tea House, is a few minutes' walk from the house. With the open countryside on the doorstep, there are many opportunities for walking and cycling. Finished to a high standard with quality fixtures and fittings. Within short drives of neighbouring towns of Stamford, Bourne & Oakham. Agent notes: Heating via log burner, electric towel rail, water heated by electric water tank 1. Money Laundering Regulations.....People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

Tenure: **Freehold**

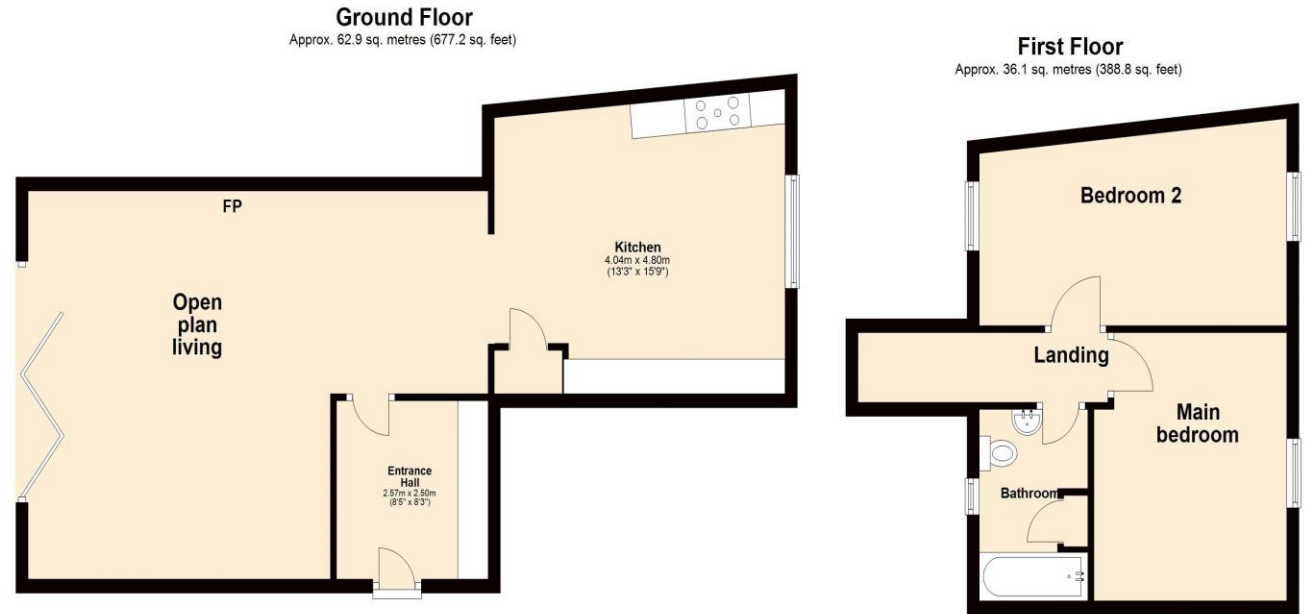
EPC Rating: **F**

Council Tax Band: **B**

Local Authority: **South Kesteven District Council**

DISCLAIMER

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Total area: approx. 99.0 sq. metres (1066.0 sq. feet)

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