

59 Glen Road, Castle Bytham, Grantham, NG33 4RJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This charming character cottage comes with three reception rooms and three bedrooms, as well as country style kitchen and a stylish bathroom. The property is set in a Lincolnshire village location that comes with numerous amenities and provides easy access to the local country side, Stamford, Grantham and the A1.

The accommodation comprises: - Entrance hall, sitting room with wood burner, dining room, kitchen, study and cloakroom/utility room that was formally a shower room. On the first floor is a landing, dual aspect main bedroom, two further bedrooms and a family bathroom.

To the exterior is low maintenance walled garden with patio area and off street parking to the front.

Offers In Excess Of £350,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Character cottage
- Three reception rooms
- Village location with numerous amenities
- Courtyard garden
- Council Tax Band - D

- Three bedrooms
- Spacious sitting room with wood burning stove
- LPG gas fired heating
- Off street parking
- EPC - TBC



ACCOMMODATION:

Entrance Hall

Sitting Room
4.39m x 3.86m (14'5 x 12'8)

Dining Room
3.71m x 2.21m (12'2 x 7'3)

Kitchen
4.52m x 2.46m (14'10 x 8'1)

Utility/Cloakroom
1.91m x 1.65m (6'3 x 5'5)

Study
3.10m x 2.21m (10'2 x 7'3)

Landing

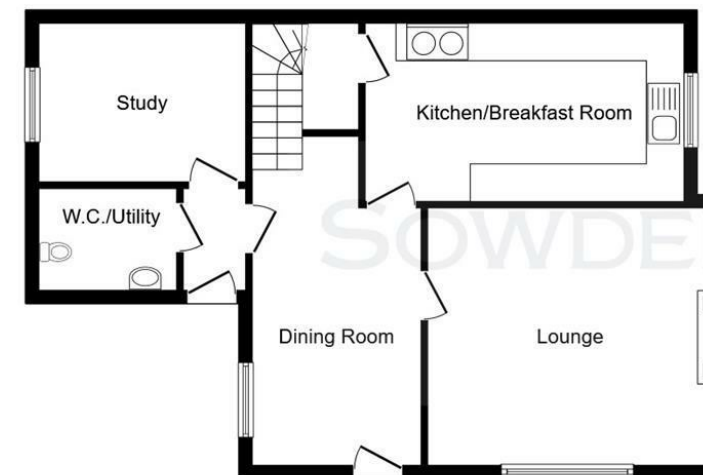
Main Bedroom
3.89m x 3.61m (12'9 x 11'10)

Bedroom Two
3.61m x 2.46m (11'10 x 8'1)

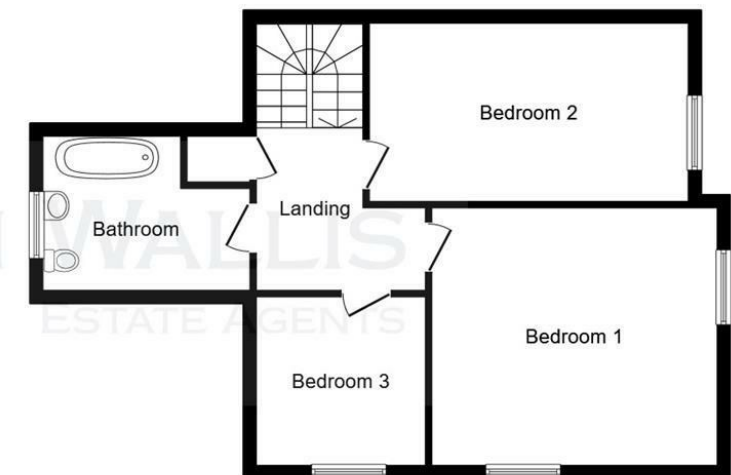
Bedroom Three
3.10m x 2.72m (10'2 x 8'11)

Family Bathroom
1.85m x 1.73m (6'1 x 5'8)

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io