

The #1 Agent in the area bringing London & out of area buyers to your door



Detached family home with potential building plot in the highly convenient village of South Witham.

- Detached Family Home
- Flexible Living
- Four Reception Rooms
- Four Bedrooms
- Expansive Rear Garden
- Off Road Parking
- Garage
- One Bedroom Annex
- Village Location

Mill House, Mill Lane, South Witham, NG33 5QN

A detached family home set on the edge of the village with a good size plot, which has received a positive pre approval application from the council for a building plot to the side to replace a detached timber building currently giving garaging and annexe over. The potential plot could be kept or sold off separately if not required by the new owners and with planning could be worth over £150,000. This great family home offers flexible living accommodation with further scope to improve.

This great family home offers flexible living accommodation with further scope to improve, plus the added benefit of an independent annexe and workshop/garage. The accommodation comprises; Ground Floor; Entrance hall, modern fitted kitchen with dining area/reception off, utility room and downstairs w/c, a spacious living room with feature fireplace and patio doors onto garden, leading through to study. First Floor; Landing area, master bedroom, two further well-proportioned double bedrooms, fourth large single and the fitted family bathroom with separate double shower.

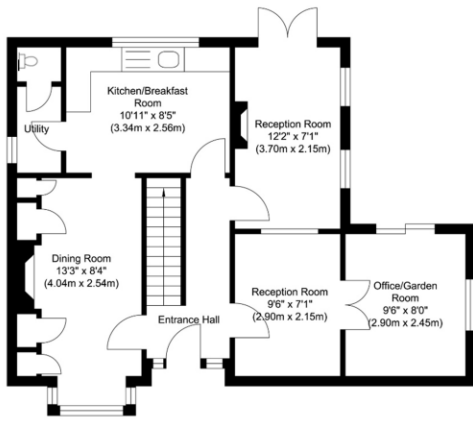
Externally; The property is located on the edge of the village, accessed by a large gravel driveway providing ample parking for multiple vehicles and a large front lawn. There is a purpose built, detached garage/workshop with independent one bedroom annexe above with shower and w/c facility. To the rear is an expansive garden laid mainly to lawn. Internal inspection is highly recommended to truly appreciate the excellent amount of living space!

Situated in a highly convenient village having excellent amenities and road links to the south, Grantham train station and Oakham. Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in Oakham, Uppingham and Stamford.

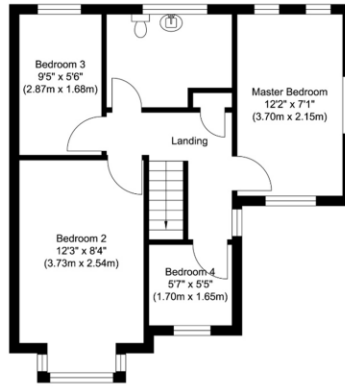




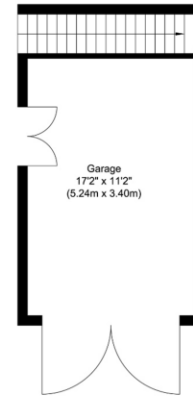
For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com



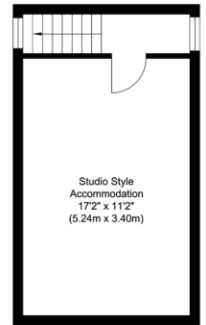
Ground Floor
Approximate Floor Area
556.49 sq. ft
(51.70 sq. m)



First Floor
Approximate Floor Area
404.61 sq. ft
(37.59 sq. m)



Garage Ground Floor
Approximate Floor Area
224.75 sq. ft
(20.88 sq. m)



Garage First Floor
Approximate Floor Area
224.75 sq. ft
(20.88 sq. m)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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