



## Wimberley Way, South Witham

An incredibly well proportioned, three bedroom semi detached property situated on a spacious plot to both the front and rear.



### FEATURES

- Semi detached family home
- Spacious plot
- In need of refurbishment
- Potential to extend STPP
- Three bedrooms
- Enclosed rear garden
- Ideal FTB / Investment



This spacious house (ex RAF accommodation) is in need of refurbishment and offers the potential to extend (STPP). The property offers a fantastic opportunity for both First Time Buyers, Developers and young families to make their mark on the house and modernise it to their exact taste and specification.

The accommodation comprises a spacious kitchen/diner with under stairs storage, large living room, three well proportioned doubled bedrooms and a family bathroom.

To the front of the property is pedestrian access only, creating a quiet and safe neighbourhood atmosphere. The property boasts a large front garden as well as a spacious, enclosed garden with a substantial shed to the rear.

The property is set in a tucked away location with a surprising amount of privacy in the heart of a village with good amenities including two pubs, school, doctors, shop, good access to A1 and to the award-winning market town of Stamford with mainline trains from either Grantham or Peterborough

To book a viewing call our area experts

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**Floor Plan Coming Soon**


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**EPC RATING**

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   |           |
| (81-91) <b>B</b>                                   |  |   |           |
| (69-80) <b>C</b>                                   |  |   |           |
| (55-68) <b>D</b>                                   |  |   | 69        |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  | 34  |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

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