



# High Street, Little Bytham

Nestled in the sought-after village of Little Bytham, this beautifully extended and sympathetically modernised two-bedroom cottage offers a perfect blend of traditional charm and modern living.



## FEATURES

- Extended Cottage In Prime Village Location
- Sympathetically Modernised
- Spacious Kitchen/Breakfast Room
- Impressive Lounge Diner
- Generous Double Bedrooms
- Private South-Facing Garden
- Practical External Office

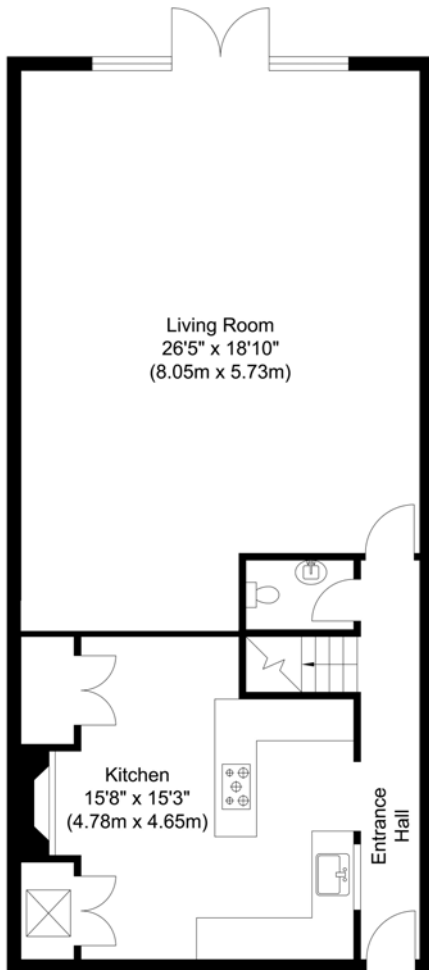


As you step inside, you're greeted by a long, bright hallway. The property features a spacious kitchen/ breakfast room with ample worktop space, plenty of storage units, and a range of integrated appliances, and original fireplace , an impressive 7m long lounge diner with hardwood flooring, log burner and bi fold doors overlooking the garden, and a convenient downstairs WC. To the first floor is two generous double bedrooms, and a stylish three-piece family shower room.

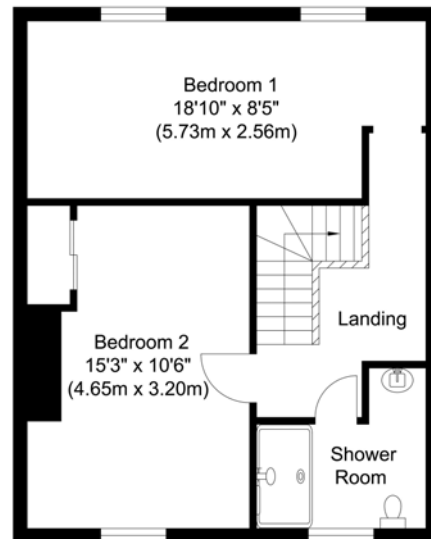
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Ground Floor  
Approximate Floor Area  
790.00 sq. ft  
(73.40 sq. m)



First Floor  
Approximate Floor Area  
451.00 sq. ft  
(41.90 sq. m)

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

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The private south-facing rear garden is generously sized, featuring a perfect balance of lawn and paving. Additionally, the practical external office comes with power, Wi-Fi, underfloor heating, and bi-fold doors, making it ideal for remote work or a creative studio.



Little Bytham is a picturesque village with the popular Rassel's Garden Centre, offering a delightful coffee shop and regular bus services to Grantham. Just a short drive away is Castle Bytham, where you'll find a local shop, two village pubs, and a doctor's surgery. The property is well-positioned for easy access to the market town of Stamford and the A1, with mainline trains to London available from Grantham or Peterborough stations.

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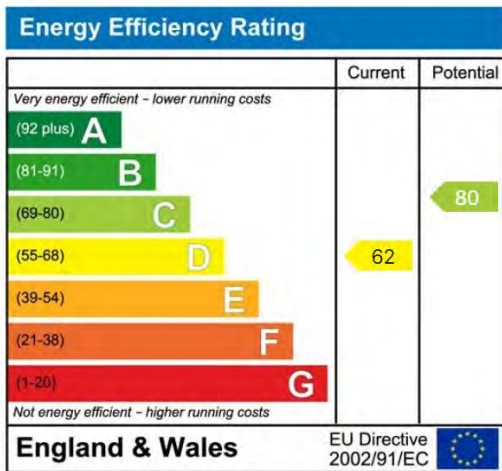
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