



Frieston Path, Caythorpe, Grantham NG32 3BU



welcome to

Frieston Path, Caythorpe Grantham

PUBLIC NOTICE - 4 Frieston Path, Caythorpe, Grantham NG32 3BU

We are acting in the sale of the above property and have received an offer of £290,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.



Entrance Porch

Facing the side aspect this timber built porch has spotlights to the ceiling and concrete flooring base with door opening into the large entrance hall.

Entrance Hall

With a part glazed door leading from the porch, this spacious hallway has parquet flooring, a double radiator, recessed spotlights, hatch access to the loft and doors leading off to the utility room, lounge, bedrooms and family bathroom.

Utility Area

6' 4" x 5' 10" (1.93m x 1.78m)

With a window to the side aspect, wooden effect worktops with inset stainless steel sink with mixer tap and grey tiled splashbacks, space for automatic washing machine, and under counter appliances, spotlights to the ceiling and cupboard housing consumer unit.

Lounge

25' 7" x 10' 10" max (7.80m x 3.30m max)

This beautiful dual aspect room boasts built in storage, a double radiator, parquet flooring, open brick fireplace and archway leading into the open plan dining kitchen.

Kitchen Diner

25' 4" x 15' 2" max (7.72m x 4.62m max)

This open plan living dining area has a centre breakfast bar, grey handleless units at both floor and eye level with Belfast sink and marble tiling, integrated dishwasher, tiled flooring, spotlights to the ceiling, range cooker with extractor hood above, wine fridge built in the centre island, central light fitting, underfloor heating and folding doors leading out to the rear garden.

Master Bedroom

14' 7" x 11' 2" (4.45m x 3.40m)

With a window to the front aspect, Karndean flooring, fitted wardrobes, radiator and door leading to the en-suite.

En-Suite

With a window to the front aspect, shower cubicle, wash hand basin, low level WC, mosaic tiled flooring, mermaid board splashbacks.

Bedroom Two

11' 3" x 9' 4" (3.43m x 2.84m)

With a window to the front aspect and a radiator.

Bedroom Three

12' x 9' 6" (3.66m x 2.90m)

With an oak door leading into the bedroom having a window to the side aspect, Karndean flooring, and a radiator.

Bedroom Four

11' 2" x 9' 7" (3.40m x 2.92m)

With a window to the side aspect and double radiator.

Bathroom

With a window to the side aspect, freestanding bath, shower cubicle with a rain shower, wash hand basin, low level WC, blue tiled walls, spotlights to the ceiling and decorative tiled flooring,

General Description Outside

To the front there is a gated front access with gravel driveway for approximately four vehicles and featuring a block pathway and large log cabin ideal for storage or working from home.

Boasting a patio area with water pond feature in the rear garden, huge log cabin building, fully insulated with electricity and plumbing approximately 28' long, hot tub area stepping onto lawn and a gate leading to the side aspect.



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Frieston Path, Caythorpe Grantham

- Extended Detached Bungalow
- Open Plan Living Accommodation
- Four Bedrooms
- Large Log Cabins to the Front and Rear
- Village Location

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112610 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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