



Kings Hill, Caythorpe, Grantham NG32 3DJ

welcome to

Kings Hill, Caythorpe, Grantham

GUIDE PRICE £475,000 - £500,000 - Lovely detached bespoke family house in the village location of Caythorpe. Spacious accommodation throughout, conservatory, five bedrooms, double garage, off road parking wrap around gardens and field views. Viewing is Essential to appreciate this property.



Entrance Hall

Part glazed door leading into the entrance hall with window to the front and side aspects, storage unit, wood effect flooring and doors leading to all downstairs rooms.

Cloakroom

Comprising of a wash hand basin, low level WC and a radiator.

Study

12' 4" x 8' 9" (3.76m x 2.67m)

With a window to the side aspect, carpet, coving to the ceiling, and a radiator.

Lounge

13' 6" x 17' 9" (4.11m x 5.41m)

Lovely sized lounge with a bay window to the front aspect, open fireplace with surround, carpet, coving to the ceiling, radiator and patio doors leading to conservatory.

Dining Room

10' 6" x 10' 7" (3.20m x 3.23m)

Having glazed doors leading from the hallway, carpet, coving to the ceiling, radiator and French doors leading to the rear garden.

Conservatory

12' 3" x 12' 1" (3.73m x 3.68m)

Leading from the lounge with power, lighting, tiles to the floor and French doors leading out to the rear garden.

Kitchen

13' 7" x 10' 5" (4.14m x 3.17m)

With a window to the rear aspect, and having a range of wood cupboards to both the floor and eye level with cream worktops over, composite sink, drainer, mixer tap and decorative tiling to the walls and coving to the ceiling. Integrated oven with electric hob and extractor hood above. Space for appliances, tiles to the floor and door leading through to the utility room.

Utility Room

9' 5" x 5' 2" (2.87m x 1.57m)

Having a range of cupboards both floor and eye level with worktops over, sink, drainer and tiling to the walls. Space for washing machine, tiles to the floor and a door leading out to the side of the property.

First Floor Landing

With a window to the front aspect, airing cupboard, hatch access to the loft and doors leading to the bedrooms and family bathroom.

Master Bedroom

14' 3" x 16' 5" (4.34m x 5.00m)

Built over the garage this lovely light and airy bedroom has two windows to the front aspect, and a skylight to the rear aspect. Benefitting from built-in wardrobes, carpet and a radiator and door leading through to the en-suite. Sloping ceilings (restricted head height).

En-Suite

Having a bath, shower cubicle, pedestal wash hand basin, low level WC, partial tiling to the walls, radiator, tile effect flooring, coving to the ceiling and a window to the side aspect.

Bedroom Two

12' 4" x 10' 8" (3.76m x 3.25m)

This double bedroom has a window to the rear aspect, radiator, carpet, coving to the ceiling and door leading through to the en-suite.

En-Suite 2

With a window to the side aspect, shower cubicle, pedestal wash hand basin, low level WC, tile effect flooring, partial tiling to the walls and coving to the ceiling.

Bedroom Three

12' x 10' 8" (3.66m x 3.25m)

With a window to the rear aspect, this double room has carpet and a radiator.

Bedroom Four

10' 7" x 10' 8" (3.23m x 3.25m)

Double room with a window to the rear aspect, carpet and radiator.

Bedroom Five

8' 7" narrowing to 12' 5" x 6' 8" (2.62m narrowing to 3.78m x 2.03m)

With a window to the front aspect, carpet and a radiator.

Family Bathroom

This family bathroom comprises of a bath, shower cubicle with electric shower, pedestal wash hand basin, low level WC, extractor fan, coving to the ceiling, window to the side aspect, partial tiling to the walls, floor tiles and a radiator.

General Description Outside

With gated access to the front of the property, block paved driveway for several vehicles and some mature shrubs.

With wrap around gardens giving access through to the rear garden.

The rear garden is mainly laid to lawn, and having a paved patio area, perfect for outside dining or entertaining, borders with mature shrubs and trees, beautiful field views and enclosed by hedging. Attached double garage.



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Kings Hill, Caythorpe Grantham

- Detached Family House
- Spacious Accommodation Throughout
- Five Bedrooms
- Double Garage & Off Road Parking
- Wrap Around Gardens with Field Views

Tenure: Freehold EPC Rating: E

guide price

£475,000 - £500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112691 - 0004

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