



**School View, Back Lane, Caythorpe, GRANTHAM NG32 3EE**



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**School View, Back Lane, Caythorpe, GRANTHAM**

\*GUIDE PRICE £450,000 - £475,000\* - Stunning four bedroom, detached bungalow in village location. 'Move in' ready condition and beautifully renovated throughout. Benefitting from kitchen/diner, two en-suites, gated driveway and gardens perfect for entertaining. Viewing is Essential.



### Entrance

Entering the property through a part glazed door into the entrance hall with radiator, Karndean floor throughout, decorated to a high standard with doors leading to all rooms with a storage cupboard and airing cupboard.

### Lounge

15' 5" x 13' ( 4.70m x 3.96m )

With a window to the front aspect, radiator, feature stone fireplace with wood mantle and inset log burner and shelving to either side.

### Kitchen/Diner

11' 5" x 19' 8" ( 3.48m x 5.99m )

Lovely bright dual aspect room with windows to the front and side aspects, comprising of white high gloss handleless units to both the floor and eye level with wood effect worktops over, black sink, drainer and mixer tap. Integrated double oven, electric hob and extractor hood above, dishwasher, full size upright fridge and full size upright freezer. Radiator, wood effect flooring, spotlights to the ceiling and door leading into the utility room.

### Utility Room

7' 10" x 5' 10" ( 2.39m x 1.78m )

With a window to the side aspect and having a range of white handleless gloss units with wood effect worktops over. Space and plumbing for a washing machine, and tumble dryer. Wall mounted boiler, spotlights to the ceiling, wood effect flooring and door leading to the outside.

### Master Bedroom

14' x 9' 6" ( 4.27m x 2.90m )

Lovely double room with a window to the rear aspect, wood effect flooring, air conditioning unit, radiator, spotlights to the ceiling, French doors leading out to the rear garden and door leading into the en-suite.

### En-Suite Wet Room

Open shower, vanity sink unit, low level WC, boarding to the walls, tile flooring and spotlights to the ceiling.

### Bedroom Two

12' 10" x 11' 10" ( 3.91m x 3.61m )

With a window to side aspect, coving to the ceiling, wood effect flooring, spotlights to the ceiling, radiator and door leading into the en-suite.

### En-Suite Shower Room

With a window to the side aspect, comprising of a shower cubicle, vanity sink unit, low level WC, tiling to the walls, spotlights to the ceiling, and heated towel rail.

### Bedroom Three

11' 5" x 7' 1" ( 3.48m x 2.16m )

With a window to the side aspect, wood effect flooring, coving and spotlights to the ceiling and a radiator.

### Bedroom Four

8' 5" x 7' 3" ( 2.57m x 2.21m )

With a window to the side aspect, wood effect flooring, coving and spotlights to the ceiling and a radiator.

### Family Bathroom

With a window to the side aspect, and comprising of a bath with a shower attachment, vanity sink unit, low level WC, boarding to the walls, wood effect flooring, coving to the ceiling and heated towel rail.

### General Description Outside

Approaching the property to the front with gated access to a large gravel driveway for multiple vehicles. Surrounded by fencing and gate access through to the side and rear garden.

To the side of the property there is a 8m x 3m aluminium pergola with a louvered retractable roof providing an undercover decking area, perfect for dining and entertaining.

The rear garden is mainly laid to lawn, enclosed by newly fitted fencing with shrubs and trees, oil tank and gravel pathway to the greenhouse.



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## School View Back Lane, Caythorpe GRANTHAM

- Detached Four Bedroom Bungalow
- Fully Renovated Throughout
- Two En-Suites & Family Bathroom
- Gated Driveway & Undercover Dining
- Open Views to the Front

Tenure: Freehold EPC Rating: D

guide price

**£450,000 - £475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113002 - 0003

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