



High Street

South Witham, Grantham, NG33 5QB

Price Guide £310,000

Richardson

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Positioned in a tucked away location and backing onto school playing fields this established detached bungalow is offered with no chain and is located away from the High Street by a long driveway. In all the property sits in a partly walled plot of approximately 0.3 acres which offers a high degree of privacy. The entrance hall has a useful range of storage cupboards and has doors leading to the living room with a box bay window and kitchen breakfast room with a modern range of units and pantry. A side lobby gives access to the front and rear gardens and also to the oversized garage. There are 4 bedrooms that give flexibility on their use, whether that be for a bedroom, study or a separate dining room and there is also a family bathroom. The property has oil fired central heating and is offered with no chain.



Recessed porchway

Entrance hall

Living room
20'7" x 11'11" (6.28m x 3.65m)

Kitchen breakfast
11'11" x 10'9" (3.64m x 3.3m)

Side lobby
8'6" x 7'10" (2.6m x 2.4m)

Bedroom
13'5" x 11'9" (4.1m x 3.6m)

Bedroom
12'9" x 8'6" (3.9m x 2.6m)



Bedroom
11'9" x 10'2" (3.6m x 3.1m)

Bedroom
11'9" x 6'6" (3.6m x 2m)

Bathroom
9'8" x 5'6" (2.96m x 1.68m)

External details

The property is approached by a long private driveway which is owned by the property (pedestrian only access for neighboring property along part of the driveway) The driveway opens to hard standing and gives access to an oversized garage 8.27m x 3.77m with up and over door. There is a useful covered rear lobby area with the gardens laid to lawn with variety of shrubs and beds.

Council Tax

Council Tax Band C South Kesteven District Council

Utilities

Oil central heating, mains electric, water & sewerage

Communication

Broadband: Standard & Superfast is available.

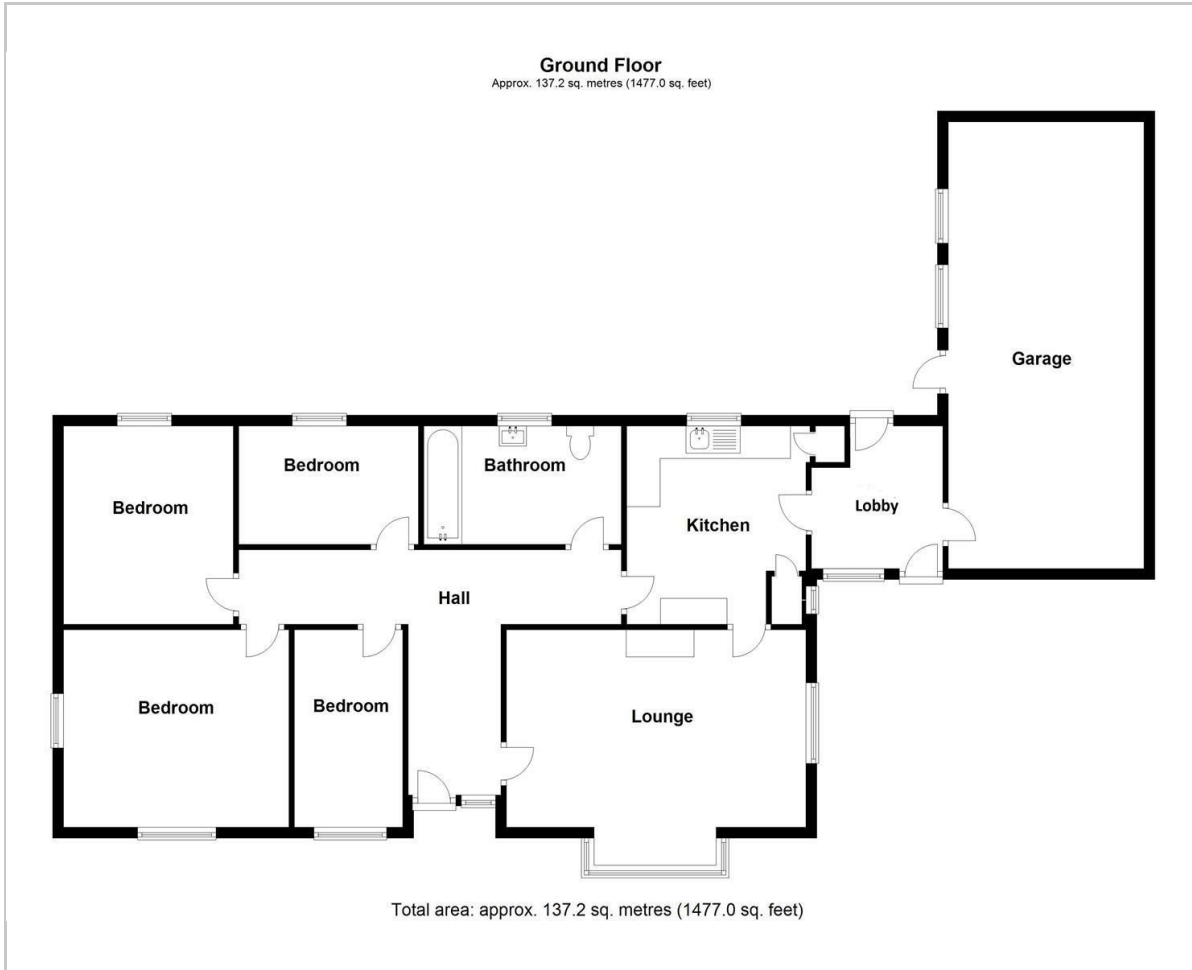
Mobile coverage: According to Ofcom, voice & data is likely available around this location with EE, Three, O2 & Vodafone

Viewing

Strictly by appointment with Richardson
01780 762433



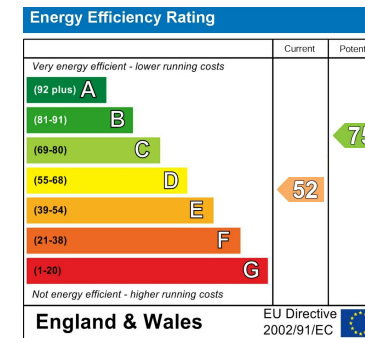
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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