



Pinfold Road

Castle Bytham, Grantham, NG33 4RG

Price Guide £500,000

Richardson

Pinfold Road

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An attractive double fronted stone built period home under a tiled roof, in the heart of this thriving village with grounds and paddock land extending to approximately 1.27 acres in all. The property is in need of a complete modernisation having been in the same family for many many years, giving purchasers the opportunity to make a comfortable home with paddock and barn. At present, the accommodation offers, hallway, lounge and separate dining room, both with walk in bay windows and fireplaces, kitchen diner with walk in store/pantry, side lobby and further store. To the first floor, there are 3 good size bedrooms and bathroom. The property is elevated from Pinfold Road with steps leading to the front door. The paddock is accessed by a track located to the end of the row of properties with a vehicle access passing through a gate. There is a detached stone barn with a pantile roof in a dilapidated condition. There is a garden area and further outbuildings/stores, all in need of work. The paddock area is sloping down to Water Lane and laid to grass.

Entrance hall

Lounge

15'7" x 11'8" (4.75m x 3.56m)

Dining room

15'7" x 12'4" (4.75m x 3.77m)

Kitchen diner

16'2" x 9'9" (4.94m x 2.98m)

Store/pantry

Side lobby

First floor landing

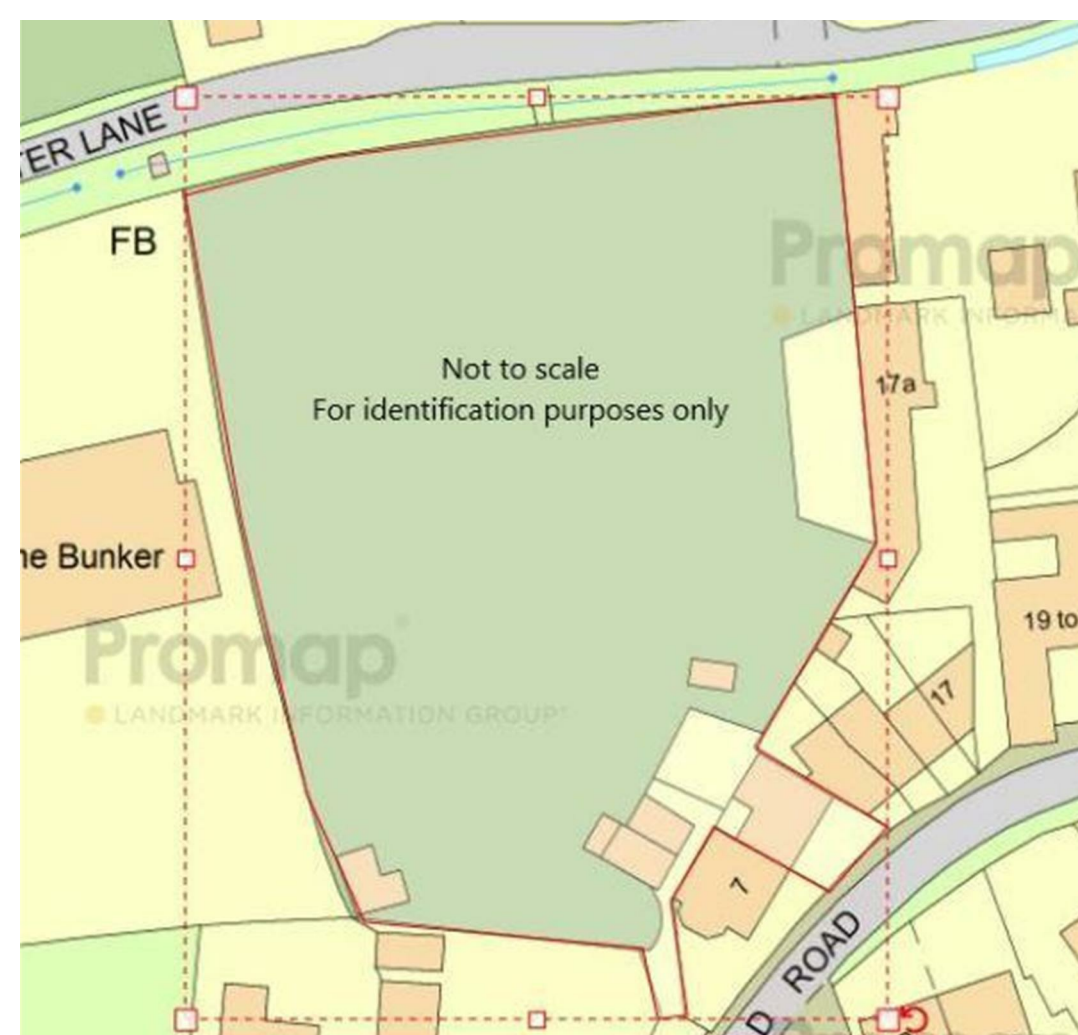
Bedroom

12'4" x 11'10" (3.77m x 3.61m)

Bedroom

11'10" x 11'8" (3.61m x 3.56m)





Bedroom
10'1" x 13'2" (3.08m x 4.02m)

Bathroom

External details

The property is set back and elevated from Pinfold Road with steps to the front door. To the rear steps lead up to a garden area and two dilapidated outbuildings, 3.6m x 3.6m and 3m x 3.6m. The paddock is accessed by a track passing through a gate with a stone and pantile barn 6m x 4m. The paddock land is laid to grass sloping down to Water Lane.



Agents notes

The property is within the conservation area of Castle Bytham. There is a public footpath that crosses the paddock land. The property will not be sold subject to obtaining any planning permissions. The neighbour has pedestrian access along the driveway/track to the rear of their property

Services

Mains water, electricity and sewerage are connected to the property. Heating is currently provided by a limited number of electric storage heaters

Council Tax

South Kesteven District Council Tax Band D

Communication

According to Ofcom: Superfast Broadband is available

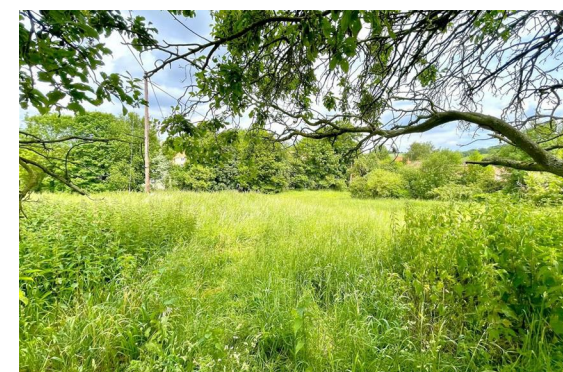
According to Ofcom: Mobile coverage is likely with EE, Three, O2 and Vodafone

Health & Safety

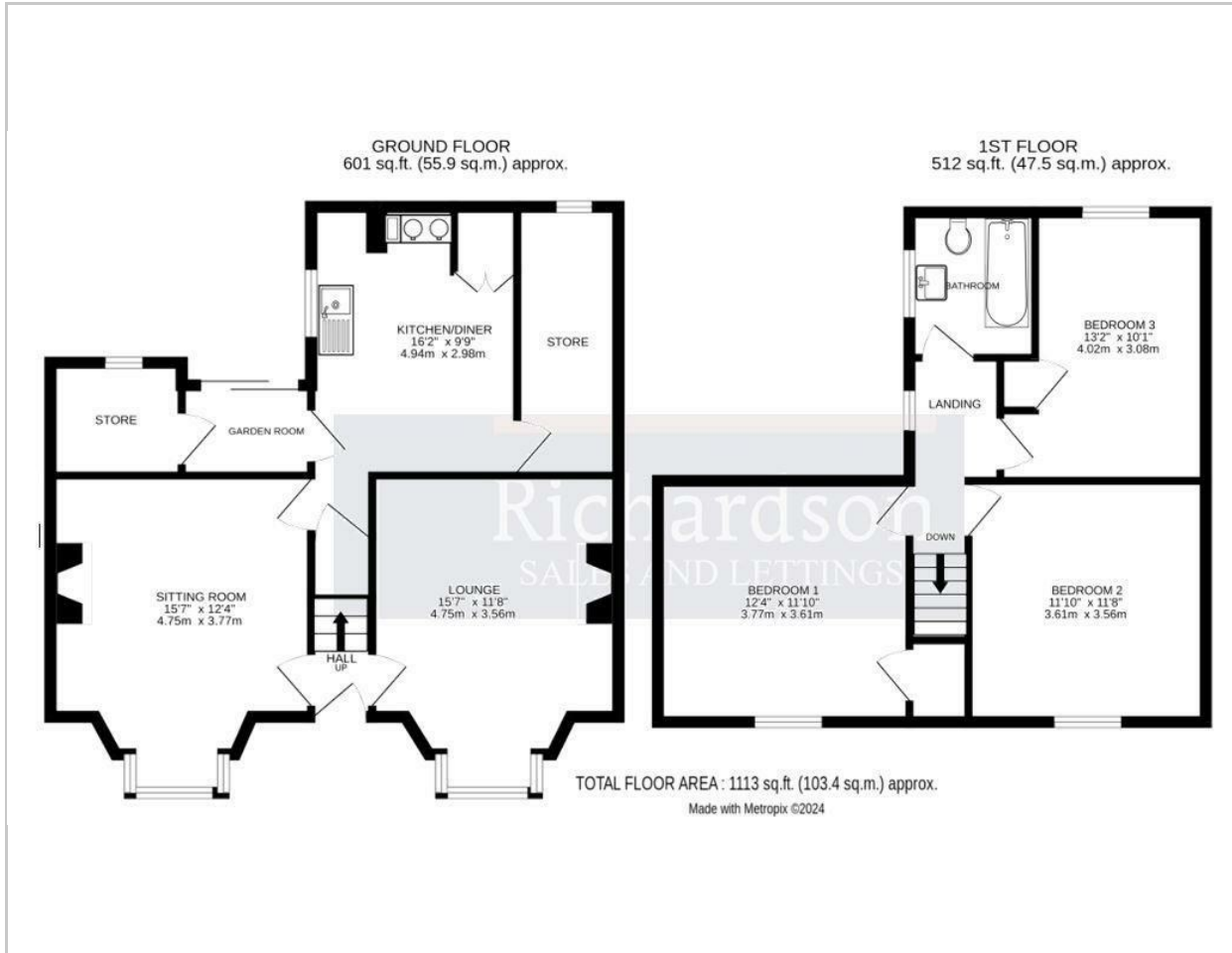
It should be noted that the paddock is overgrown and the Barn within the paddock and other outbuildings are in a dilapidated condition. Great care should be taken during viewings. All viewers, view at their own risk and neither the vendor or their agents will be held responsible. Suitable footwear is recommended.

Viewing

By appointment with Richardson 01780 762433 post@richardsonsurveyors.co.uk



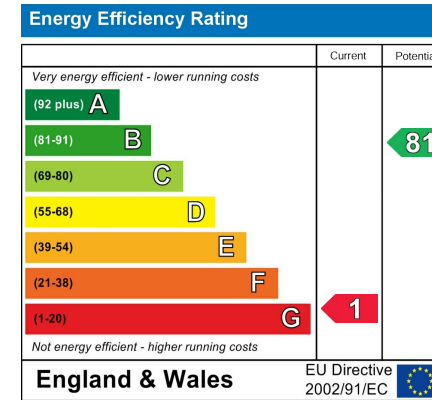
Floor Plan



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.

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