



The Paddock, High Street,
Caythorpe, Lincolnshire, NG32 3DS

Guide Price £400,000

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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A really exciting opportunity to purchase an individual detached dormer style home which predominantly offers single storey accommodation extending to around 1650 sq ft and occupying a substantial plot lying in the region of 0.49 of an acre.

The property is set back in a secluded position well away from the High Street with considerable scope to extend and reconfigure the dwelling, subject to any necessary consents.

The property is understood to have been originally constructed in the 1970s by a local architect to his own design, offering potentially up to four bedrooms one of which is a substantial double situated to the first floor.

The accommodation is predominantly laid out to the ground floor and offers an initial entrance vestibule leading into a central hallway, spacious living/dining room, kitchen and utility off, three ground floor bedrooms and bathroom, with additional double bedroom to the first floor.

The property although requiring modernisation appears to have been reasonably well maintained and would provide an excellent blank canvas for those wishing to place their own mark on a home, especially making use of its fantastic generous plot.

The gardens run to all sides and there is an excellent level of off road parking with gated driveway and garage. The garden also encompasses an outdoor swimming pool. In addition a small grassed area which lies outside the main perimeter, approximately 128 sq m, provides additional outdoor space.

The property could well appeal to a wide audience, particularly those looking for a dwelling with additional potential, possibly those with a higher budget looking to extend and reconfigure the property making use of its superb and well proportioned outdoor space, which could offer additional potential, subject to consent.

The property is offered to the market with no upward

chain and viewing comes highly recommended to appreciate both the location and accommodation on offer.

The village of Caythorpe is situated on the A607 approximately nine miles north of Grantham, amenities in the village include a public house, local shop, doctor's surgery and further amenities can be found in nearby Grantham including grammar schools and railway station with trains to King's Cross in just over an hour.

A PAIR OF GLAZED DOUBLE DOORS LEAD THROUGH INTO:

ENTRANCE VESTIBULE

12'0 x 11'5 (3.66m x 3.48m)

Having pitched polycarbonate roof, wood effect laminate flooring, power points, double glazed windows to the front and timber entrance door leading through into:



MAIN HALLWAY

12'7 x 8'0 (3.84m x 2.44m)

Having staircase rising to the first floor with alcove beneath, door to:



LIVING / DINING ROOM

29'9 max x 12'6 max (9.07m max x 3.81m max)

A generous light and airy space benefitting from windows to three elevations and offering approximately 370 sq ft of floor area.

DINING AREA

12'5 x 11'0 (3.78m x 3.35m)

Having UPVC double glazed window to the side, central chimney breast with quarry tiled surround, coved ceiling and open doorways leading through into:



SITTING AREA

16'10 x 12'5 (5.13m x 3.78m)

Having the reverse side of the chimney breast, coved ceiling with inset downlighters, central heating radiator and UPVC double glazed windows to the side elevation and further window into the entrance vestibule.



KITCHEN

11'10 x 11'9 (3.61m x 3.58m)

Fitted with a range of wall, base and drawer units, laminate preparation surface with inset one and a third bowl sink and drainer unit, tiled splashbacks, ceramic hob, double oven, plumbing for dishwasher, space for further free standing appliances, central heating radiator, UPVC double glazed window to the side and door to:



UTILITY ROOM

13'9 x 6'10 (4.19m x 2.08m)

Having fitted base units, laminate preparation surface with inset sink and drainer unit, tiled splashbacks, plumbing for washing machine, space for tumble drier, ample room for further free standing appliances, UPVC double glazed window to the side and exterior door.



From the entrance hall and open archway leads through to an:

INNER HALLWAY

17'11 x 2'9 (5.46m x 0.84m)

Having inset downlighters to the ceiling and doors to:

BEDROOM 1

12'9 x 11'11 (3.89m x 3.63m)

Having dual aspect, built in wardrobe, central heating radiator, coved ceiling, UPVC double glazed window to the side and glazed light into the entrance vestibule, a louvred door gives Jack & Jill access into:



BEDROOM 2

18'4 x 9'10 (5.59m x 3.00m)

Having dual aspect, central heating radiator, vanity unit with wash basin and UPVC double glazed windows to the side and rear elevations.



BEDROOM 3

11'7 x 9'5 (3.53m x 2.87m)

Having built in wardrobes, coved ceiling, central heating radiator, UPVC double glazed window to the side and door returning to the inner hallway.



BATHROOM

13'9 x 8'0 (4.19m x 2.44m)

Having double length shower enclosure with wall mounted Mira electric shower and glass screen, raised corner bath

with mixer tap and shower handset, close coupled wc, vanity unit with twin wash basins, tiled splashbacks, central heating radiator, coved ceiling, built in airing cupboard also housing the hot water cylinder, UPVC double glazed window to the rear.



RETURNING TO THE MAIN HALLWAY A STAIRCASE RISES TO THE FIRST FLOOR LANDING:

BEDROOM 4

13'4 max x 14'10 max (4.06m max x 4.52m max)

A well proportioned L shaped double bedroom having coved ceiling, central heating radiator and UPVC double glazed window overlooking the garden.



LOFT VOID

Accessed off the landing a doorway leads into a useful loft void providing potential storage.

EXTERIOR

One of the main selling points of this really interesting individual home is its fantastic secluded plot, tucked away off the High Street and accessed via an initial shared driveway which is in the ownership of the property, leading to a five bar gate and onto the main plot which including the driveway approaches half an acre. The gardens run to all sides, predominantly laid to lawn with initial driveway providing a considerable level of off road parking and leading to a detached garage/workshop.



To the southerly side of the plot is an outdoor swimming pool, a vegetable garden to the north westerly corner with timber storage shed and established borders.







GARAGE / WORKSHOP

19'0 x 12'11 max (5.79m x 3.94m max)

COUNCIL TAX BAND

South Kesteven Council - Tax Band D.

TENURE

The property is Freehold.

ADDITIONAL NOTES

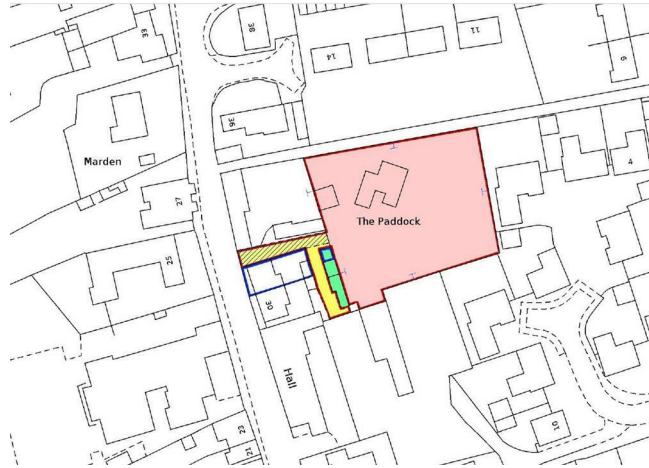
As well as the main garden a small parcel of grassed area lies outside the main perimeter and extends to around 128 sq m (1300 sq ft) providing additional outdoor space. It is worth noting that there is a right of way across part of this land for adjacent neighbours to access their outbuildings.

In addition to the above there is a maintenance agreement in place with a neighbouring property, for the shared element of the drive. Further details upon request.

Property is understood to be on mains drainage, electric and water. Central heating is oil fired. (information taken from Energy performance certificate and/or vendor).

There is a planning application on a neighbouring property relating to re-construction and alteration to an existing outbuilding.

We understand there is a historic covenant restricting the plot to a single dwelling.



ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

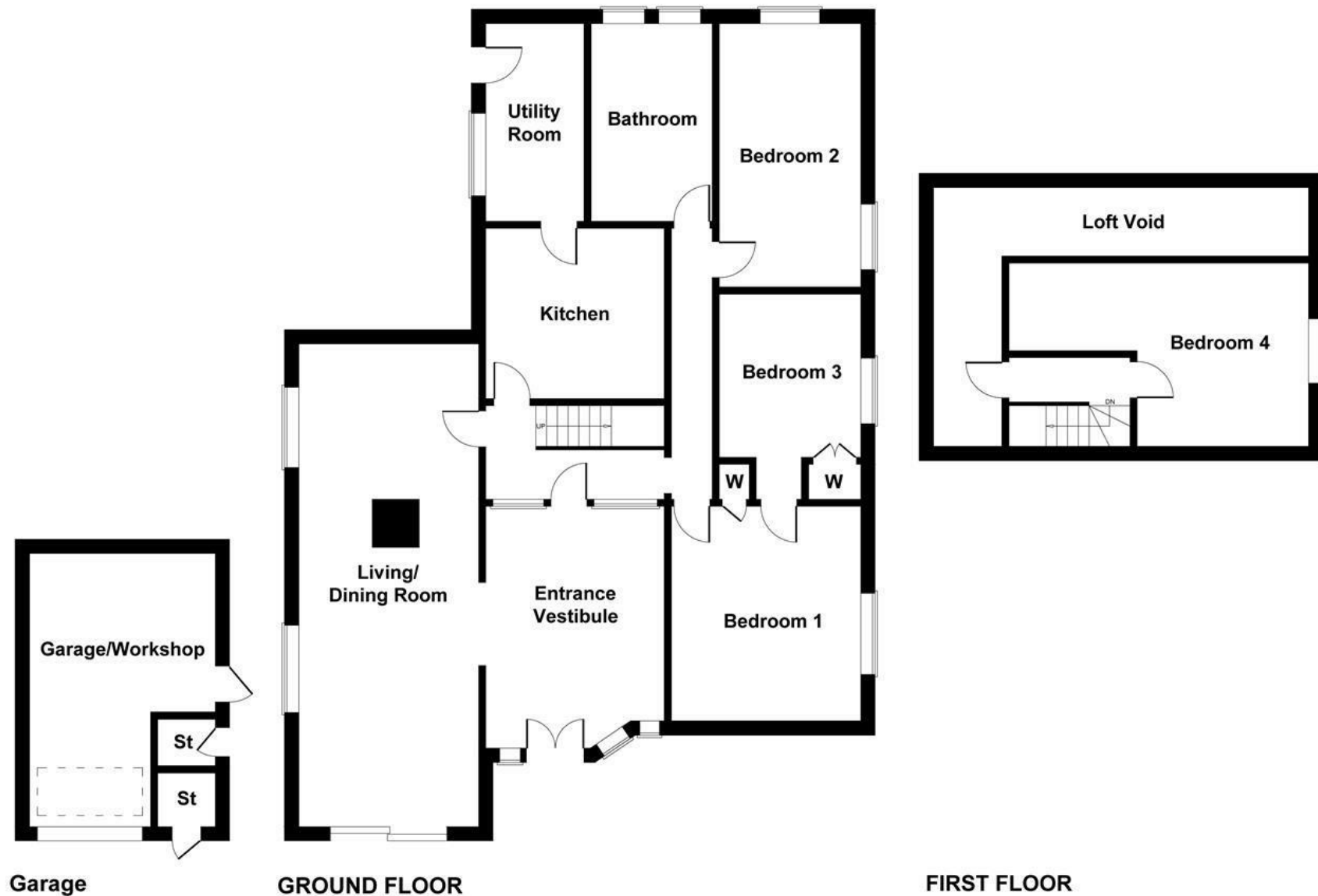
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	27	72
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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