



5 Bytham Heights, Castle Bytham, Grantham, NG33 4ST

 **NEWTON FALLOWELL**



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## Key Features

- Immaculately Presented Detached Bungalow
- Open Plan Living Accommodation
- Brand New Integrated Appliances
- New Windows and Doors
- Private Rear Enclosed Garden
- Two Double Bedrooms
- Council Tax Band - B
- EPC Rating E
- Freehold

£240,000





Situated in a highly desirable village is this STUNNING two bedroom detached bungalow. This property benefits from open-plan living and being fully modernised by its current owner. To appreciate what is on offer viewing is highly recommended!

As you enter the property you are greeted by a recently re-fitted kitchen which benefits from new worktops and cabinets plus the added benefit of integrated appliances. As you progress through the property there is a bright spacious living space which has recently had new flooring in addition the living space has a wood burner. New double glazing overlooking the front garden. This Bungalow benefits from two double bedrooms that offer a great deal of space and light. The bungalow is completed with a large, three piece modern bathroom.

Outside the property benefits from ample parking on a gravelled driveway. Furthermore, this property boasts a south facing rear garden which is mainly laid to lawn with a patio area and mature borders.

Castle Bytham is situated only 10 miles away from the market town of Stamford, this village has a vibrant community benefitting from a range of amenities' including a community shop, doctors surgery and two very popular village pubs.

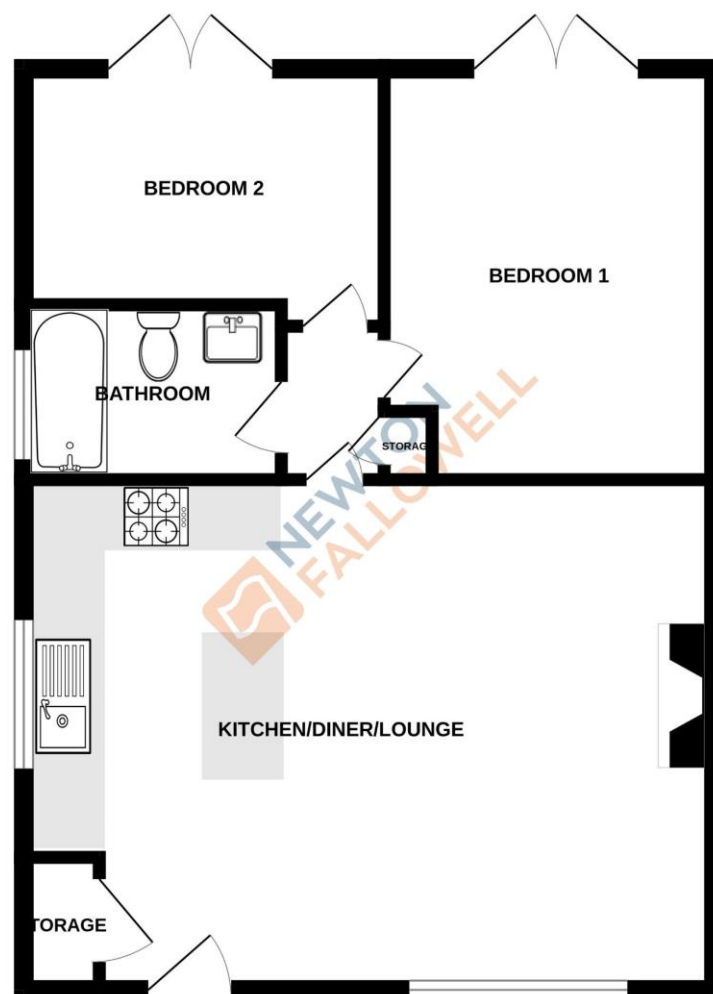
Kitchen/Lounge/Diner 6.33m x 4.68m (20'10" x 15'5")

Bedroom One 3.02m x 3.77m (9'11" x 12'5")

Bedroom Two 3.30m x 2.36m (10'10" x 7'8")

Family Bathroom 2.36m x 1.60m (7'8" x 5'2")

GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 48 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.