



High Street, Little Bytham

 **NEWTON FALLOWELL**



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## Key Features

- NO ONWARD CHAIN
- Characterful Two Bedroom Cottage
- Substantial South Facing Rear Garden
- Stunning Village Location
- Overlooking Village Church
- Off Road Parking and Double Garage
- Council Tax Band - B
- EPC Rating – G
- Freehold

Guide Price £225,000 - £250,000





**\*NO ONWARD CHAIN\*** Set in the stunning village of Little Byham, is this delightful two-bedroom cottage combines historic charm with modern comfort. With picturesque views of the village church, a substantial south facing rear garden, double garage and off road parking this property really is a **MUST VIEW**.

On the ground floor, the spacious kitchen-diner at the rear provides ample worktop space, an induction hob plus a double oven, with French doors leading to the rear garden this space is flooded with natural light. To the front of the home, the cosy lounge is filled with character, featuring original beams a wood-burning stove and unique architectural details that add to the cottage's charm.

Upstairs, two generously sized double bedrooms, both with fitted wardrobes, offer ample storage and a comfortable retreat. A well-appointed family bathroom and separate toilet completes the first floor accommodation.

Outside, this home truly shines with its mature, south-facing garden, a private haven that includes multiple storage sheds and a charming brick coal house. Additionally, off-road parking and a double garage are found at the rear of the plot. This cottage in Little Byham provides a rare opportunity to enjoy a blend of village charm, modern amenities, and stunning outdoor space.

Lounge 4.34m x 4.49m (14'2" x 14'8")

Kitchen/Diner 2.33m x 5.82m (7'7" x 19'1")

Bedroom One 2.45m x 3.74m (8'0" x 12'4")

Bedroom Two 3.04m x 2.66m (10'0" x 8'8")

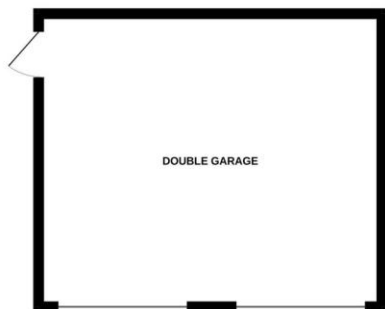
Bathroom 1.68m x 2.31m (5'6" x 7'7")

Upstairs WC 1.45m x 0.76m (4'10" x 2'6")

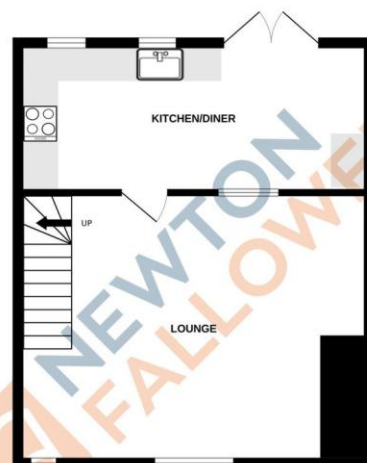
Double Garage 5.75m x 4.9m (18'11" x 16'1")



GARAGE  
303 sq.ft. (28.2 sq.m.) approx.



GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		57
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council  
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.