



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

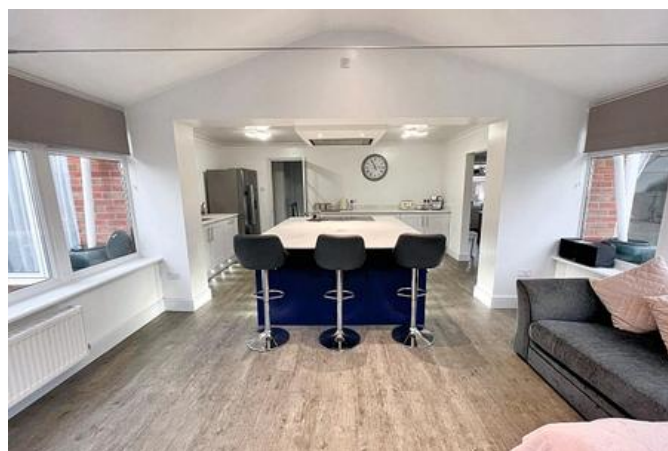
 **NEWTON FALLOWELL**

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Key Features

- NO ONWARD CHAIN
- Very Spacious Four Bedroom Detached
- Ample Gravelled Driveway
- Highly Regarded Village Location
- Open Plan Living Accomadtion
- Fully Enclosed Rear Garden
- Council Tax Band - D
- EPC Rating D
- Freehold

Offers in excess of £450,000





NO ONWARD CHAIN Newton Fallowell are delighted to offer this stunning four bedroom family home situated in the highly desirable village of Castle Bytham. Benefitting from full modernised and extended, this is a must-see property!

As you enter the property you are greeted by an airy entrance hall with doors into a downstairs toilet & utility room. From the entrance hall, you are greeted with a large light kitchen which has been newly fitted with a fantastic island in the middle, it also benefits from a new hard roof with bi-fold doors leading to the rear garden. From the kitchen, you are led into the dining room which has UPVC windows to the front, a newly fitted wood burner & bi-fold doors to the rear. Also to the front of the home is a large living room which has been newly converted to offer a great living space, which also benefits from a newly fitted wood burner & bi-folding doors to the rear. As you head upstairs you are greeted by a large landing where all the bedrooms lead off. There is a newly fitted three-piece bathroom suite. Bedroom one has been recently added to the home by extending over the living room to create a fantastically sized & light bedroom with a newly fitted en-suite.

To the front of the home, there is ample parking, flower beds & artificial grass which gives the home a great look. The rear garden is a great sized & has an array of patio & astroturfed garden along with a large workshop.





Lounge 4.65m x 4.75m (15'4" x 15'7")

Kitchen/Diner 6.45m x 4.85m (21'2" x 15'11")

Dining Room 3.15m x 4.85m (10'4" x 15'11")

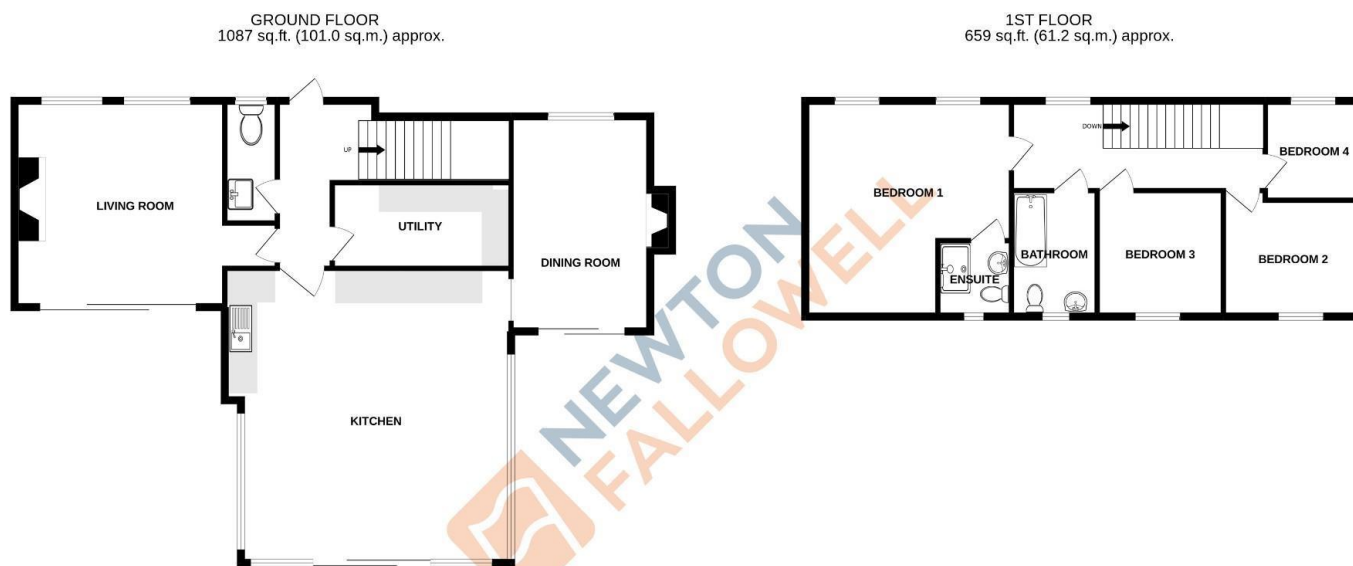
Bedroom One 4.65m x 4.8m (15'4" x 15'8")

Bedroom Two 2.84m x 3.15m (9'4" x 10'4")

Bedroom Three 2.84m x 2.84m (9'4" x 9'4")

Bedroom Four 2.21m x 2.18m (7'4" x 7'2")

Family Bathroom 1.95m x 3.02m (6'5" x 9'11")



TOTAL FLOOR AREA: 1746 sq.ft. (162.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

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.