



High Street

Little Bytham, NG33 4QJ

Charming 2 Bedroom Terraced Cottage set in the popular Lincolnshire village of Little Bytham, which is just 8 miles north of the Georgian Market Town of Stamford. The property has been much improved over the years including a large modern extension to the rear which offers a large open plan Living room that opens out on to the rear South Facing Garden. The cottage part of the property still retains much of it's original charm and character.

£279,950

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- 2 Bedroom Character Cottage with Modern Extension
- 2 Double Bedrooms
- South Facing Rear Garden
- Well Presented Generous Accommodation
- 24ft Living Room
- Off Street Parking to Rear
- Popular Village Location
- Bespoke Kitchen
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

8'4" x 7'8" (2.54m x 2.34m)

Living Room

15'1" x 18'0" (4.60m x 5.49m)

Dining Area

9'5" x 10'0" (2.87m x 3.05m)

Kitchen

15'4" x 12'10" (4.67m x 3.91m)

Landing

Bedroom 1

11'6" x 13'3" (3.51m x 4.04m)

Bedroom 2

15'11" x 8'7" (4.85m x 2.62m)

Family Bathroom

6'7" x 8'5" (2.01m x 2.57m)

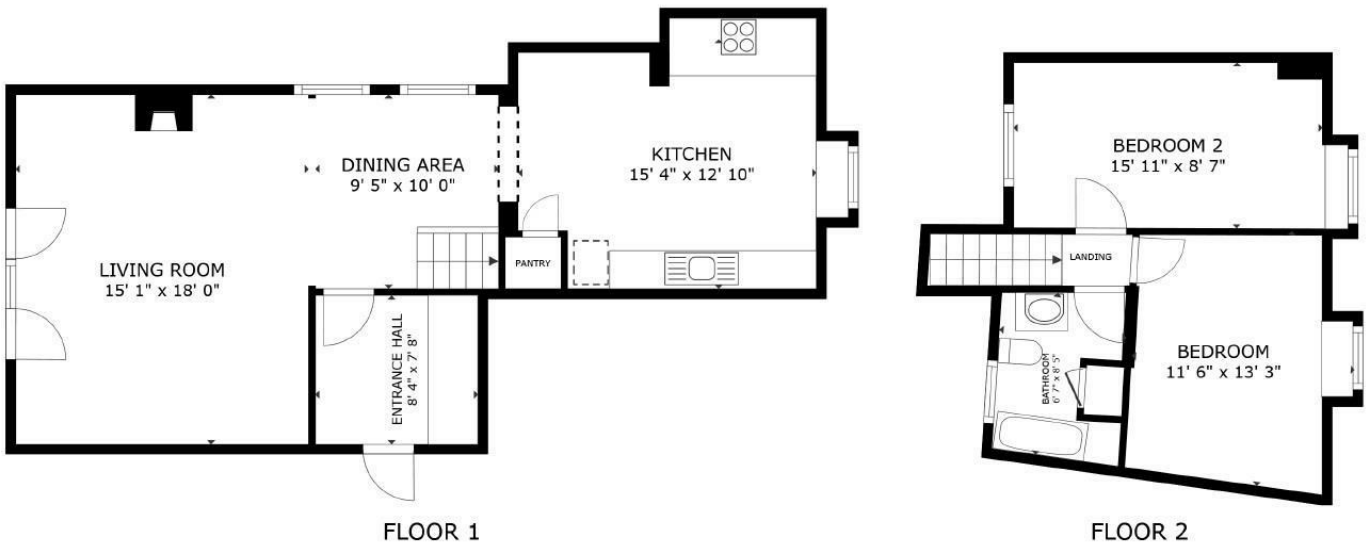


Directions

Please use the following postcode for Sat Nav guidance - NG33 4QJ



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 657 sq.ft. FLOOR 2 366 sq.ft.
 TOTAL : 1,024 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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		30	40
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	