



2 Kings Hill, Caythorpe,
Grantham. NG32 3DJ



£385,000

- Attractive Detached Bungalow
- Thriving Village
- Well Proportioned Accommodation
- Fitted Kitchen
- Lounge & Dining Room
- Three Bedrooms
- Two Bathrooms
- Double Garage
- No Onward Chain
- Freehold – Energy Rating to be assessed



Situated in a popular and thriving village with good local amenities and convenient for the surrounding centres of Grantham, Newark, Lincoln and Sleaford. This modern detached bungalow is of attractive appearance with reclaimed brick beneath pantile rooves and offers comfortable well proportioned accommodation together with a DOUBLE GARAGE and private garden. L-shaped hall, lounge with bay window, dining room with French doors, kitchen, master bedroom with an en suite shower room, two further good sized bedrooms and a bathroom. Oil fired central heating and double glazing. Offered for sale with vacant possession and no onward chain.

ACCOMMODATION

RECESSED ENTRANCE PORCH

With uPVC entrance door.

'L' SHAPED ENTRANCE HALL

Having intruder alarm panel, radiator, loft hatch access, glazed doors to lounge and kitchen, built-in airing cupboard containing insulated water cylinder with electric immersion heater, electric consumer unit and coving.

LOUNGE

3.92m x 4.27m (12'11" x 14'0")

Having a uPVC double glazed bay window to the front elevation, two radiators, coving, feature marble fireplace with coal effect fire within and archway to dining room.





DINING ROOM

2.95m x 3.33m (9'8" x 10'11")

Overlooking the rear garden through uPVC double glazed French doors, with radiator and coving.

KITCHEN

2.94m x 3.64m (9'7" x 11'11")

Fitted with a range of limed oak fronted units comprising base cupboards with working surfaces over and matching eye level cupboards to include a glazed display cabinet, integrated oven with ceramic hob and pull-out extractor over, space and plumbing for washing machine and dishwasher, integrated fridge freezer, Wallstar oil fired central heating boiler, radiator, tiled splashbacks, coving, under cupboard lighting, uPVC double glazed window to the rear and external uPVC half glazed door to the garden.

BEDROOM 1

4.02m x 4.63m (13'2" x 15'2")

With uPVC double glazed window to the front elevation, radiator and coving.

EN SUITE SHOWER ROOM

1.13m x 2.95m (3'8" x 9'8")

Having uPVC obscure double glazed window to the side elevation, shower cubicle, pedestal wash basin and low level WC., radiator, extractor fan, fully tiled walls, tiled floor, coving.

BEDROOM 2

2.95m x 3.80m (9'8" x 12'6")

With uPVC double glazed window to the rear elevation, a built-in triple wardrobe, radiator and coving.

BEDROOM 3

2.96m x 3.00m (9'8" x 9'10")

With uPVC double glazed window to the front elevation, radiator and coving.

BATHROOM

1.75m x 2.95m (5'8" x 9'8")

A fully tiled bathroom fitted with a panelled bath with Triton electric shower and screen over, pedestal wash basin and low level WC., extractor fan, radiator, tiled floor, coving and uPVC obscure double glazed window to the rear aspect.

OUTSIDE

A farmhouse style 5-bar gate opens to a block paved drive leading to the garage and there is gated side access to the rear garden. The rear garden enjoys a good level of privacy and is laid generally to lawn with shrubs and conifers. There is a paved patio, garden tap and plastic oil storage tank.

DOUBLE GARAGE

4.50m x 5.08m (14'10" x 16'8")

Having up-and-over door, light and power connected.

PROBATE

The sale is subject to a Grant of Probate which has been applied for. Please check the current position if considering making an offer.

SERVICES

Mains water, electricity and drainage are connected. The property has oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue on to Watgate following the one way system turning right on to Broad Street and left on to Brook Street. Continue out of town through Manthorpe, past Belton and Syston and through Barkston. Take the left turn shortly thereafter following the A607 Lincoln road and continue through Carlton Scroop and Normanton, past Frieston and taking the left turn on the bend on to High Street. Follow the road taking the left turn on to Church Lane, right on to Gorse Hill Lane and left in to Kings Hill. The property is on the right.

CAYTHORPE VILLAGE

Approximately 9 miles to the north of Grantham, 17 miles from Lincoln and 13 miles from Newark, Caythorpe is a charming village with a general store, public houses, Post Office, junior school, doctors surgery, Church and active local sports club. In addition the village is within the catchment area of both Sleaford and Grantham grammar schools. There is also a regular bus service running between Grantham and Lincoln hourly each way.





AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

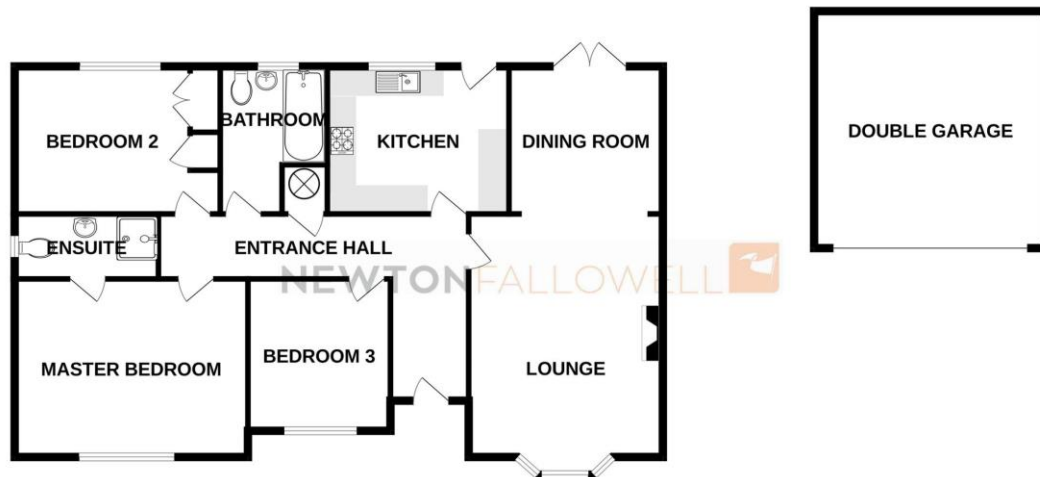
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For more information please call in the office or telephone 01476 591900.



Floorplan

GROUND FLOOR



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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