



2a High Street, Caythorpe,  
Grantham. NG32 3BS



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£595,000



### Key Features

- Village Location
- Good Range Of Amenities
- Over 2,800 square feet
- Three Reception Rooms
- Four Bedrooms
- Bathroom & En Suite
- Home Office
- Private Gated Access
- Air Source Heating System
- Freehold – Energy Rating D





Located in the well served and sought after village of Caythorpe you will find this spacious detached family home. The village offers a good range of amenities including a primary school, village shop, doctor's surgery and public houses. Grantham and Lincoln are 9 and 16 miles respectively. The property offers spacious family accommodation to include a superb reception hall with a stunning staircase and galleried landing above, lounge, dining room, snug, kitchen/dining room, conservatory, utility room, home office, a master bedroom with an en-suite shower room, three further bedrooms and family bathroom. The total floor area is in excess of 2,800 SQUARE FEET. The house is approached via electric gates with a video intercom system leading to a block paved driveway giving ample parking for several vehicles and access to a large double garage. AIR SOURCE HEATING and full double glazing are further benefits. If you are looking for a spacious family home in a village location then please call the office today to book a viewing.

## ACCOMMODATION

### ENTRANCE HALL

With video intercom system for electric gates, central heating control unit, Amtico flooring and radiator.

### CLOAKROOM

Having uPVC obscure double glazed window to the front aspect, hanging wash basin with vanity space beneath, low level WC., heated towel rail.

### INNER HALLWAY

Having stairs rising to the first floor with storage beneath, radiator and Amtico flooring.

### LOUNGE 4.13m extending to 4.91m x 9.50m (13'6" extending to 16'1" x 31'2")

A spacious room with uPVC double glazed window to the front and rear aspect, two radiators, feature ceiling roses and Amtico flooring.

### SITTING ROOM 3.94m x 3.99m (12'11" x 13'1")

With uPVC double glazed window to the front aspect and radiator.

### DINING ROOM 3.45m x 3.93m (11'4" x 12'11")

With uPVC double glazed window to the rear aspect, Amtico flooring and radiator.

### BREAKFAST KITCHEN 3.89m x 5.97m (12'10" x 19'7")

A light and airy room with uPVC double glazed window to the front aspect and uPVC double glazed French doors and full height side panels to the conservatory. There are quartz worktops with inset one and a half bowl Belfast sink, 5-ring electric hob with extractor over, Neff electric oven and grill, island having breakfast seating with storage cupboards and wine cooler beneath, integrated dishwasher, an excellent range of eye and base level units, space for American style fridge freezer, Amtico flooring, down lighting and radiator.

### CONSERVATORY 3.80m x 4.00m (12'6" x 13'1")

Of dwarf brick wall construction with uPVC double glazed units above, French doors to the garden and Amtico flooring.

### UTILITY ROOM 2.74m x 2.83m (9'0" x 9'4")

With uPVC double glazed window to the rear aspect, half obscure glazed stable door to the rear, granite work surface with inset resin sink and drainer with mixer tap over, a range of storage units, large storage cupboard with double doors, radiator, integrated washing machine, Amtico flooring and contemporary fully tiled walls.

### TOILET

Having low level WC.

### HALLWAY

With door to garage.

### OFFICE 2.98m x 4.63m (9'10" x 15'2")

With uPVC obscure double glazed window to the side aspect, Amtico flooring and radiator.

### GALLERIED LANDING

There is a half landing with feature leaded window to the rear aspect, main landing with radiator and doors to all rooms.









### **BEDROOM 1** 4.12m x 3.6m extending to 5.88 (13'6" x 11'9" extending to 19'3")

With uPVC double glazed window to the rear aspect, triple fitted wardrobe with mirror doors, fitted dressing table, banquette with storage beneath, radiator.

### **BEDROOM 2** 3.47m x 4.92m (11'5" x 16'1")

With uPVC double glazed window to the front aspect and radiator.

### **EN SUITE** 2.04m x 2.20m (6'8" x 7'2")

With uPVC obscure double glazed window to the side aspect, large fully tiled walk-in shower cubicle with mains fed rainfall shower within, wash basin with vanity storage beneath, close coupled WC., tiled floor, fully tiled walls, ladder style heated towel rail.

### **BATHROOM** 2.59m x 2.98m (8'6" x 9'10")

With uPVC obscure double glazed window to the rear aspect, a 4-piece suite comprising bath with attractive tiled surround, walk-in corner shower cubicle with drying area, glazed screen and rainfall shower head and handset, close coupled WC and wall hung wash basin with vanity storage beneath; matching wall hung storage cupboards, fully tiled walls, down lighting and ladder style heated towel rail.

### **BEDROOM 3** 3.45m x 3.92m (11'4" x 12'11")

With uPVC double glazed window to the front aspect and radiator.

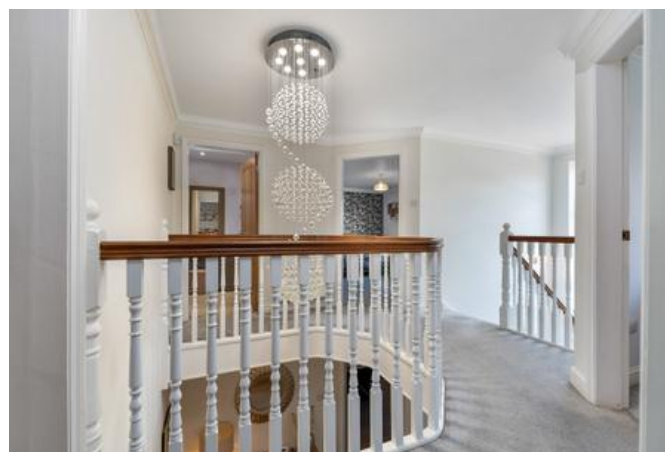
### **BEDROOM 4** 3.91m narrowing to 2.90m x 4.97m narrowing to 2.0m (12'9" narrowing to 9'6" x 16'3" narrowing to 6'6")

With uPVC double glazed window to the rear aspect and radiator.

### **OUTSIDE**

A shared access leads on to a private block paved driveway to the double garage, through electrically operated gates via intercom system. The boundary is brick walling with metal railings over and hedging and there are several mature trees, a lawned front garden and hardstanding for a caravan, boat or motorhome etc. A metal gate leads through to the side garden.

To the side and rear is a private large block paved entertainment area with steps up to a lawn, with hedging to the boundaries.



### DOUBLE GARAGE 5.65m x 5.96m (18'6" x 19'7")

With uPVC double glazed window to both sides, twin electrically operated up-and-over doors, power and lighting and loft access. To the outside there is an electric car charging point and outside lighting.

### BOILER ROOM 1.97m x 2.87m (6'6" x 9'5")

Housing the air source ump control unit, pressurised hot water cylinder and uPVC double glazed door to the rear.

### SUMMERHOUSE 3.52m x 4.73m (11'6" x 15'6")

Of timber construction and having power and lighting with a metal fence and block paving.

### SERVICES

Mains water, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band G.

### DIRECTIONS

From High Street continue on to Watergate 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. The property is tucked away on the right-hand side.

### 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, doctor's 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.

**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.

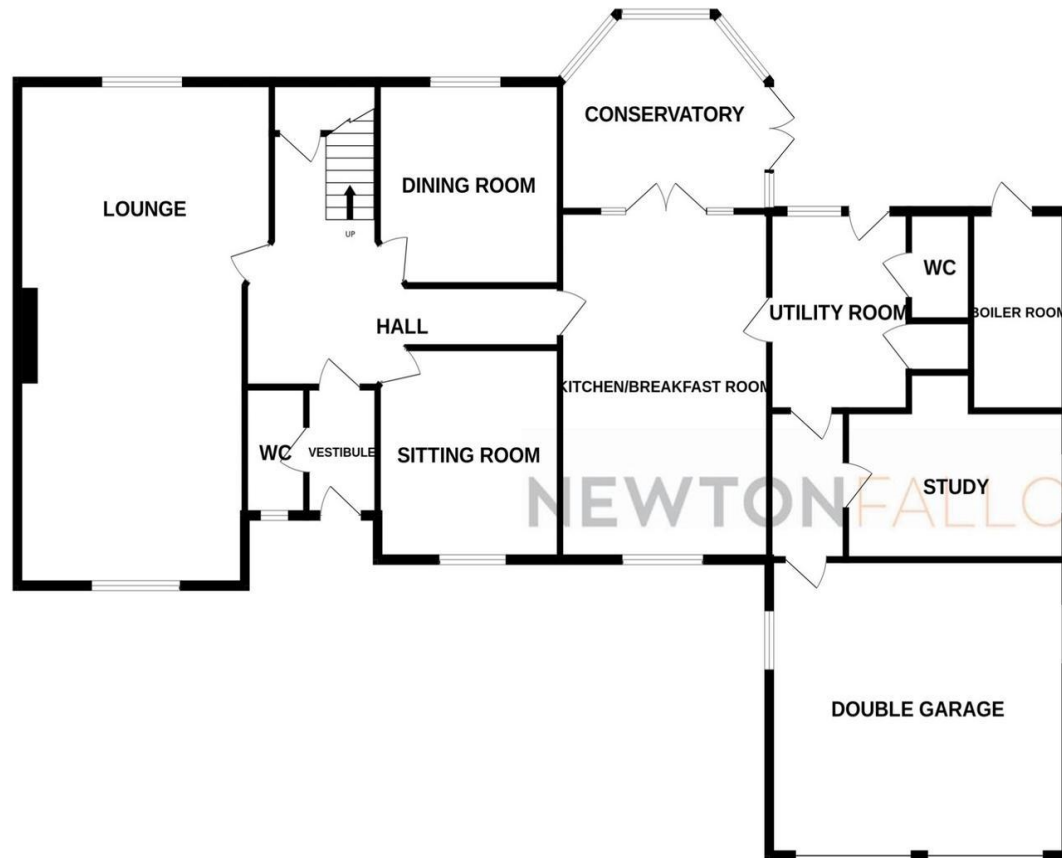






GROUND FLOOR

1ST 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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