



42 High Street , Caythorpe,
Grantham. NG32 3DN



£220,000

- Desirable Village Of Caythorpe
- Well-Presented Semi Bungalow
- Two Reception Rooms
- Two Double Bedrooms
- Kitchen
- Shower Room
- Ample Parking + Garage
- Generous Rear Garden
- No Onward Chain
- Freehold - EPC: Rating D



An established semi-detached bungalow in a popular and thriving village community with good local amenities and convenient for the surrounding centres of Grantham, Newark, Lincoln and Sleaford. The property has been well maintained throughout and also benefits from a generous yet low-maintenance plot. The accommodation briefly comprises as follows: Porch, Entrance Hall, Dining Room, Kitchen, spacious Lounge, Two generous bedrooms and a Shower room. Outside there is a driveway offering ample parking and leads to a single garage, as well as a private rear garden space. The property is offered for sale with vacant possession and no onward chain!

ACCOMMODATION

PORCH

With uPVC part glazed entrance door to the side, door to the entrance hall and tiled flooring.

ENTRANCE HALL

Having storage cupboard housing the hot water tank, radiator.

DINING ROOM

3.44m x 3.01m (11'4" x 9'11")

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



KITCHEN

3.44m x 3.02m (11'4" x 9'11")

Having uPVC double glazed window to the front aspect, a range of fitted wall and base units, inset stainless steel sink and drainer, tiled splashbacks, inset double electric oven, work surfacing with inset ceramic hob with pull-out extractor over, space and plumbing for washing machine, under counter space for appliances, space for upright fridge freezer, floor standing oil fired central heating boiler, radiator and vinyl flooring.

LOUNGE

5m x 3.61m (16'5" x 11'10")

Having uPVC double glazed window to the front aspect, fireplace with tiled hearth, radiator.

SHOWER ROOM

2.17m x 1.65m (7'1" x 5'5")

In wet room style with floor drainage point and electric shower, pedestal wash basin and low level WC., radiator, vinyl flooring, mermaid boarding, loft hatch access and uPVC obscure double glazed window to the side aspect.

BEDROOM ONE

4.07m x 3.62m (13'5" x 11'11")

Having uPVC double glazed French doors to the rear aspect and radiator.

BEDROOM TWO

3.64m x 2.87m (11'11" x 9'5")

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

OUTSIDE

To the front there is a long block paved driveway leading to a detached single garage and a gravelled garden. At the rear there is a good sized patio seating area, lawned area with mature shrubs and bushes to the borders and a GREENHOUSE.

SINGLE GARAGE

With up-and-over door.

SERVICES

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



COUNCIL TAX

The property is in Council Tax Band B.

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 along 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, 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 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.

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.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

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



Floorplan



While 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 misstatement. 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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