



27 Water Lane, South Witham,  
Grantham. NG33 5PH



**£450,000**

- Spacious Detached Family Home
- Open-Plan Kitchen/Diner
- Luxury Bathroom
- Four Reception Rooms
- Four Double Bedrooms
- Ample Garden Space
- Driveway Parking + Garage
- Popular Village Location
- Excellent Transport Links
- Freehold - EPC: Rating D



## Stunning Four Bed Detached Family Home!

This charming residence presents an exceptional opportunity to enjoy the lifestyle you have long envisioned - featuring generous proportions, distinctive character, and an enviable location within a picturesque village setting. Boasting multiple spacious rooms and ample outdoor areas ideal for entertaining, this property meets all the essential criteria for refined living.

On the ground floor, you'll find several versatile reception areas, including a stunning lounge featuring exposed beam ceilings. The spacious kitchen/dining room is a real highlight, complete with bi-folding doors that open onto a large garden patio perfect for blending indoor and outdoor living during the warmer months. Additional rooms on this level include a snug or office, a pantry, a shower room, and an extra reception room, offering flexibility to suit all family needs.

Upstairs, there are four well sized bedrooms plus a walk-in storage room, all accessed via a beautiful galleried landing that overlooks the dining space below. The master bedroom benefits from fitted eaves wardrobes, and a newly fitted, high-specification bathroom with an elegant oval bathtub completes the upper floor.

The large westerly facing garden enjoys sunshine throughout the day and features a well maintained lawn alongside an expansive patio, ideal for barbecues and gatherings, as enjoyed by the current owners. Parking is plentiful, with a double driveway and a garage equipped with power and lighting. The front garden has also been recently landscaped with a fresh new lawn.





Charming Village & Countryside Setting. Nestled in the village of South Witham, the property benefits from a strong sense of community. The village features a primary school, two shops, a pub, a doctor's surgery, and a village hall hosting an array of events. There's also a sports field, children's play park, and easy access to scenic countryside walks and cycling routes.

With quick access to the A1 and close proximity to market towns like Stamford, Oakham, and Grantham, the location is ideal. Grantham's train station is just 10 miles away, offering regular services to London Kings Cross in just over an hour - perfect for commuters!

## ACCOMMODATION

### OPEN PORCH

With door to the sitting room and light.

### SITTING ROOM

Having uPVC double glazed window to the front aspect, stairs rising to the first floor galleried landing, chimney breast with inset wood burning stove, spotlights, wooden flooring and radiator.

### KITCHEN / DINER

A bright family space, having uPVC double glazed window to the side aspect, bi-folding doors onto a patio area and Velux style window to the roofline. The room offers a contemporary range of base level cupboards and drawers incorporating wine rack and matching eye level units, inset AEG double electric oven with microwave above, wooden work surfacing continuing into upstands with inset one and a half bowl sink and drainer and gas hob with glass and stainless steel extractor over, integrated dishwasher, two radiators and pantry off.

### PANTRY

1.3m x 1.6m (4'4" x 5'2")

With uPVC double glazed window to the side.

### OFFICE / DINING ROOM

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

## LOUNGE

With uPVC double glazed window to the front aspect, an attractive chimney niche with inset wood burning stove, radiator, spotlights and exposed ceiling beams.

## SHOWER ROOM

With uPVC obscure double glazed window to the rear aspect, combined 2 in 1 toilet and sink, fully tiled shower cubicle with rainhead shower and hand held shower attachment, laminate flooring.

## UTILITY ROOM

With uPVC double glazed door to the rear aspect, uPVC double glazed window to the side, base units, central heating boiler and space and plumbing for washing machine.

## GALLERIED LANDING

A galleried landing looking down over the dining space with timber and glass balustrade, radiator and wall lights.

## BEDROOM ONE

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

## BEDROOM TWO

With uPVC double glazed window to the front aspect, built-in wardrobe and radiator.

## BEDROOM THREE

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

## BEDROOM FOUR

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





## FAMILY BATHROOM

Having uPVC obscure double glazed window to the front aspect, contemporary free-standing double ended bath and mixer tap, sink inset to vanity unit with cupboard storage beneath, worktop space and incorporating concealed cistern WC., tiled floor, tiling to wet areas, spotlights and ladder style heated towel radiator.

## OUTSIDE

There is a gravel and lawned frontage and a timber gate to one side leads through to the rear garden. At the rear there is a fully enclosed private lawned garden with a patio across the rear of the property, gravelled seating area and outside lighting.

## GARAGE

With up-and-over door, wall mounted gas fired combination boiler, power and lighting.

## SERVICES

Having mains water, gas, electricity and drainage.

## COUNCIL TAX

The property is in Council Tax Band D.

## DIRECTIONS

Leave Grantham heading south via London Road continuing on to South Parade and joining the A1 southbound. Follow the signs for South Witham and as you enter the village along High Street turn right onto Water Lane and the property is along on the left.

## 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.

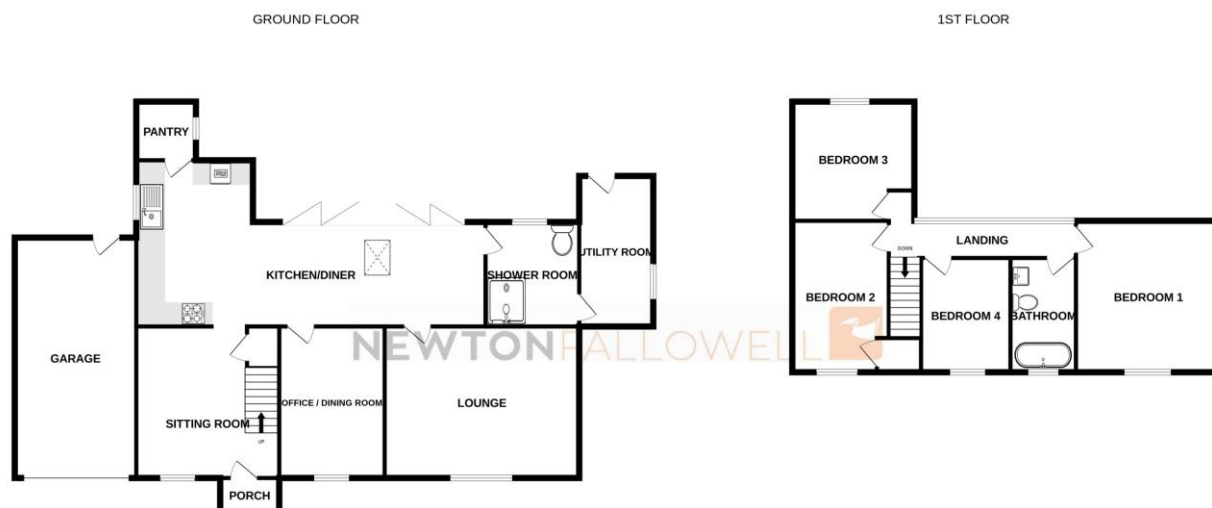
## NOTE

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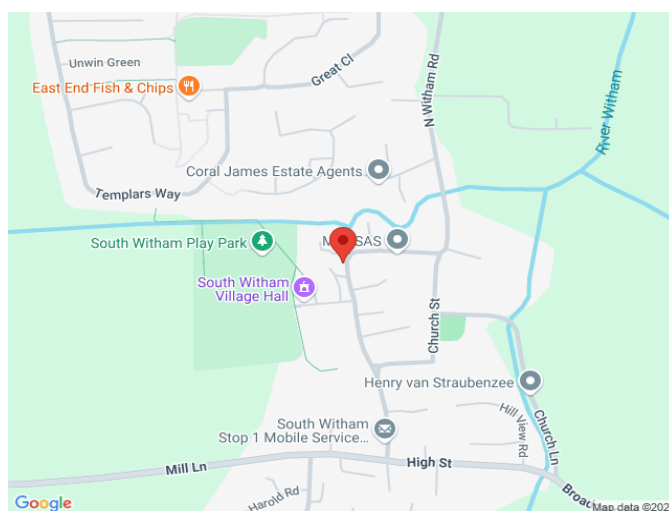
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# Floorplan



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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