



25 Wellfield Close,  
South Witham, NG33 5SN



### Guide Price £290,000

- Stunning Detached Home
- Former Show Home
- Three Reception Rooms
- Three Generous Bedrooms
- Owned Solar Panels
- Private Rear Garden
- Resin Driveway & Garage with electric door
- Popular Village
- Excellent Links To Amenities & A1
- Freehold
- EPC Rating A – Highly Energy Efficient





### Immaculately Presented Former Show Home

This beautifully modernised three-bedroom detached home has been upgraded throughout to an exceptional standard. The property features newly installed windows and doors, along with owned solar panels, providing both enhanced aesthetic appeal and impressive energy efficiency, achieving an 'A' Energy Rating.

Occupying a desirable position within a sought after cul-de-sac, the home offers generous ground floor accommodation, complemented by three spacious bedrooms and a contemporary family shower room.

Upon entering, a welcoming entrance porch leads into the lounge, which features French doors opening onto a stylish dining room. The modern kitchen is a true highlight, offering extensive worktop space, sleek contemporary fittings, a convenient pull-out corner unit for smart storage, and an induction hob. Adjacent to the kitchen is a separate utility room with a downstairs WC, while a recently added conservatory provides additional versatile living space.

To the first floor, there are two well-proportioned double bedrooms and a third bedroom currently utilised as a home office. A large, modern shower room completes the accommodation, offering comfort and style.

Externally, the property benefits from a newly laid resin driveway providing ample off-road parking for multiple vehicles, in addition to a substantial single garage. The garage is fully equipped with an electric up-and-over door, hot and cold water plumbing and internal lighting.







The private rear garden is low maintenance and enjoys a non-overlooked aspect, ideal for outdoor relaxation.

Situated in a picturesque village just off the A1, this exceptional residence perfectly balances rural tranquillity with excellent transport links making it an ideal choice for commuters travelling to London and across the Midlands.

## ACCOMMODATION

### ENTRANCE HALL

With part glazed entrance door, stairs off to the first floor, radiator and fitted carpet.

### LOUNGE

4.47m x 4.86m (14'8" x 15'11")

Having uPVC double glazed window to the front aspect, radiator, fitted carpet, ceiling light with fan, under stairs storage cupboard, double doors to the dining room and fireplace.

### DINING ROOM

2.83m x 3.41m (9'4" x 11'2")

With uPVC double glazed sliding patio door to the conservatory, radiator and fitted carpet.

### CONSERVATORY

2.46m x 2.18m (8'1" x 7'2")

Of brick dwarf wall construction with uPVC double glazed units above and an insulated roof, electric radiator, tiled flooring and French doors to the side.

### KITCHEN

2.39m x 3.72m (7'10" x 12'2")

With uPVC double glazed window to the rear aspect, modern eye and base level units including opaque fronted cupboards and drawers and roller shutter door style, work surfacing with inset sink and drainer, tiling to walls, tiled flooring, induction hob with wide stainless steel chimney style extractor over, built-in double electric oven, space and plumbing for washing machine and dishwasher and down lighting.



## UTILITY ROOM

1.81m x 2.06m (5'11" x 6'10")

With half obscure double glazed door to the rear, eye and base level units, space for upright fridge freezer, pantry cupboard, work surfacing with space beneath for appliance, space for washing machine, tiling to walls and tiled floor.

## CLOAKROOM

0.73m x 2.07m (2'5" x 6'10")

With uPVC obscure double glazed window to the side aspect, wash basin with vanity storage beneath, low level WC., fully tiled walls and radiator.

## FIRST FLOOR LANDING

Having storage cupboard and fitted carpet.

## BEDROOM ONE

3.09m x 4.19m (10'1" x 13'8")

With uPVC double glazed window to the front aspect, fitted wardrobes, radiator and fitted carpet.

## BEDROOM TWO

3.04m x 2.89m (10'0" x 9'6")

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

## BEDROOM THREE

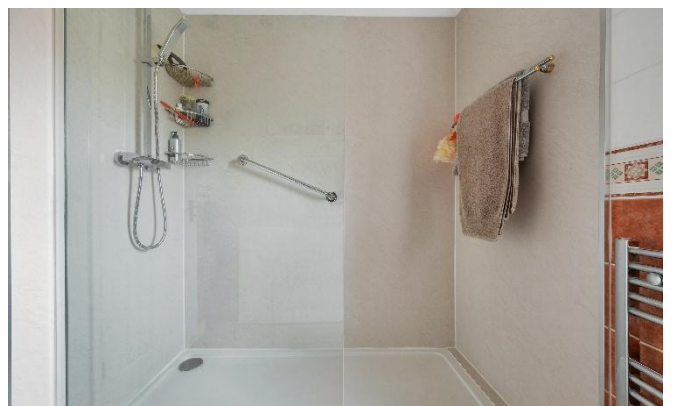
2.23m x 2.71m (7'4" x 8'11")

With uPVC double glazed window to the front aspect, radiator, storage cupboard, loft access and fitted carpet.

## SHOWER ROOM

2.23m x 1.71m (7'4" x 5'7")

Having uPVC obscure double glazed window to the rear aspect, a walk-in shower with mermaid boarding, wash basin with vanity storage beneath and a low level WC., ladder style towel radiator, shaver point, extractor fan, tiled walls and floor, down lighting.





## OUTSIDE

There is a resin parking area to the front and a small area with shrubs etc. A timber gate to the side leads into the rear garden. At the rear there is a private low maintenance garden with patio seating areas, GREENHOUSE, SUMMERHOUSE, various trees and shrubs and power point.

## SINGLE GARAGE

Having an electrically operated up-and-over door, central heating boiler, sink with hot and cold taps.

## SOLAR PANELS

There are solar panels fitted to the property. This is an owned system.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band C.

## DIRECTIONS

From High Street proceed south on to St Peters Hill, London Road and South Parade. Take the slip road for the A1 south and after about 6 miles take the turn on to Stamford Road (B6403). Turn right on to Church Lane, right on to North Witham Road and left into Harrington Road. Take the turning into Wellfield Close and the property is at the end.



## SOUTH WITHAM

The village of South Witham offers a strong sense of community and a range of local amenities, including a convenience store, primary school, public house, church, and playing fields. Ideally located for commuters, the village offers direct access to the A1 in both north and southbound directions.

South Witham is conveniently situated between the historic market towns of Grantham and Stamford. Grantham offers an extensive array of amenities including supermarkets, independent and high street retailers, cafes, restaurants, leisure facilities, healthcare services, a cinema, and both primary and secondary education, including grammar schools. Grantham's mainline railway station provides a direct service to London Kings Cross in approximately one hour.

## 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.

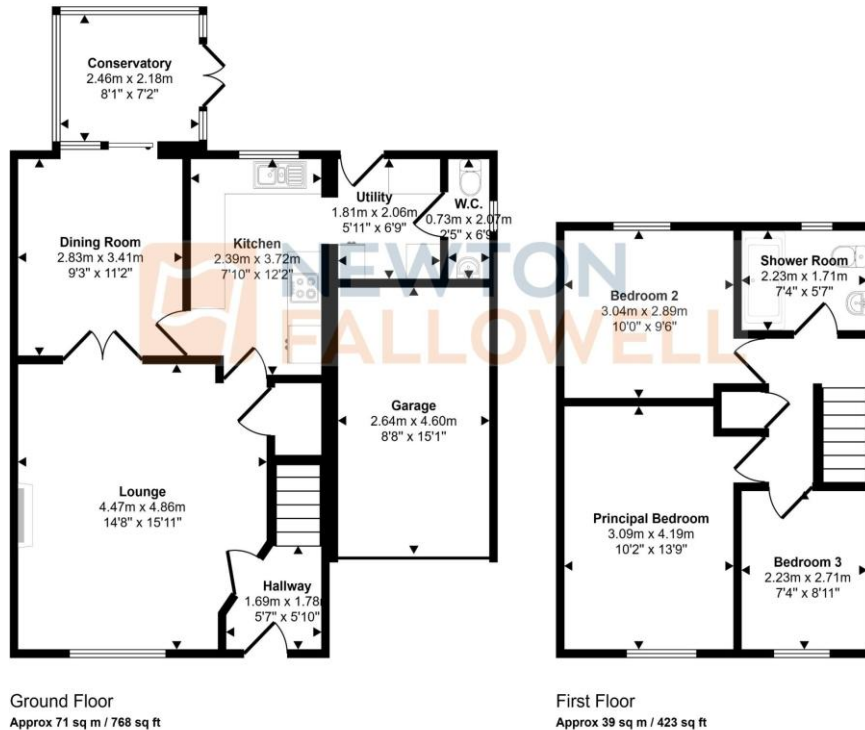
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements.

All services and appliances have not and will not be tested.

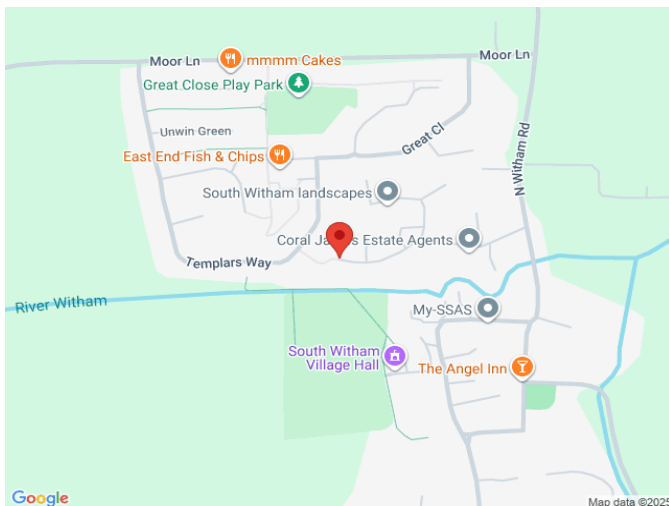


# Floorplan

Approx Gross Internal Area  
111 sq m / 1191 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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 £300 if you use their services.

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



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