



31 High Street,  
South Witham, NG33 5QB



**£475,000**

- Stone-built Character Home
- Period Features Throughout
- Three Reception Rooms
- Four Spacious Bedrooms
- Bespoke Garden Room
- Workshop with power
- Popular Village Location
- Low Maintenance Garden
- Viewing Highly Recommended
- Freehold – EPC: Rating C



## **Impressive Four-Bedroom Character Home in the Heart of South Witham**

This individual stone built residence is brimming with charm and original features, nestled in the peaceful and highly sought after village of South Witham. Beautifully presented throughout, the property boasts four well proportioned bedrooms and a wealth of character, including exposed beams and period detailing. At the heart of the home is a magnificent bespoke garden room, ideal for relaxing or entertaining, complemented by three additional reception spaces - a stylish kitchen, formal dining room, and a spacious lounge. To the rear, the enclosed, split-level garden offers privacy and tranquility, enclosed by attractive stone walling and timber fencing with gated rear access. The garden features a paved patio, raised planted borders, a large artificial grassed area, and a powered workshop, perfect for hobbies or storage.

A rare opportunity to acquire a truly unique family home in a desirable village setting.

### **ACCOMMODATION**

#### **ENTRANCE HALL**

With side entrance door, wall light, tiled flooring, stairs to the first floor and under stairs storage cupboard.

#### **CLOAKROOM**

1.82m x 1.08m (6'0" x 3'6")

With uPVC obscure double glazed window to the rear aspect, WC., wash basin, radiator and tiled flooring.





## UTILITY ROOM

2.79m x 2.3m (9'2" x 7'6")

With uPVC double glazed window to the rear aspect, radiator, work surface with space and plumbing for washing machine beneath, space for further appliances, inset stainless steel sink and drainer, tiled splashbacks, tiled flooring and radiator.

## KITCHEN

3.93m x 3.61m (12'11" x 11'10")

A bright room with uPVC double glazed window to the front, side and rear, a range of base level cupboards and drawers with matching eye level units including glazed display cabinets, work surfacing with inset Belfast sink, tiled splashbacks, inset gas range cooker to stone surround with fully tiled splashback, radiator, wall mounted gas fired central heating boiler, tiled flooring, spotlights and exposed ceiling beam. There is ample room for a table and chairs.

## DINING ROOM

3.89m x 3.08m (12'10" x 10'1")

With uPVC double glazed window to the front aspect, solid wooden flooring and wall lights.

## LOUNGE

5.14m x 3.94m (16'11" x 12'11")

With uPVC double glazed window to the front aspect, an open floor to ceiling stone fireplace with wooden beam over, exposed ceiling beam, two radiators, wall lights and solid wooden flooring.

## GARDEN ROOM

3.91m x 2.71m (12'10" x 8'11")

With double glazed windows to the side and rear, double glazed French doors to the rear, radiator, tiled flooring, glass roof and window blinds.

## FIRST FLOOR LANDING

With airing cupboard and loft hatch access.

## BEDROOM ONE

5.13m x 3.59m (16'10" x 11'10")

Having window to the front and rear aspect, fitted wardrobes and radiator.

## EN-SUITE

2.23m x 1.06m (7'4" x 3'6")

Having window to the roofline, pedestal wash basin, WC., fully tiled shower cubicle, radiator and vinyl flooring.

## BEDROOM TWO

2.8m x 3.91m (9'2" x 12'10")

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

## BEDROOM THREE

3.92m x 3.6m (12'11" x 11'10")

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

## BEDROOM FOUR

3.88m x 2.07m (12'8" x 6'10")

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

## FAMILY BATHROOM

1.91m x 2.09m (6'4" x 6'11")

Having window to the roofline, panelled bath, pedestal wash basin and low level WC., extractor fan, tiling to walls and heated towel rail.

## OUTSIDE

To the front there is a small gravelled area with a raised flower bed. A side gate leads through to the fully enclosed rear garden which has a good sized patio across the width of the property, a large artificial lawn leading on to as further patio area, with raised flower bed and WORKSHOP with power. There is private off-road parking to the side via shared access with The Blue Cow Inn.

## Note

Please note that the sale of the property is subject to obtaining a Grant of Probate

## SOLAR PANELS

There are 8 solar panels fitted to the rear roof. This is an owned system.





## SERVICES

Mains water, gas, electricity and drainage are connected.

## 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, the property is on the left.

## SOUTH WITHAM

South Witham is approximately nine miles to the north of Oakham and ten miles south of Grantham. It is within two miles of the A1 affording good commuting. Within the village there is a village hall, Premier store, a further store, an infant/junior school, two public houses and Church. Grantham offers direct rail link to London Kings Cross.

## 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 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 £250 if you use their services.

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



## 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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