

High Street, Caythorpe, Grantham NG32 3DN

william h brown

welcome to

High Street, Caythorpe, Grantham

Spacious three-bedroom detached bungalow situated in the sought-after village of Caythorpe. Offering a generous plot, modern kitchen/diner, conservatory, ample off-road parking and private rear garden, this well-presented home is available with No Onward Chain.













Lounge
15' 11" x 12' 9" (4.85m x 3.89m)

Kitchen/Diner
20' 2" x 9' 1" (6.15m x 2.77m)

Utility Room
4' 11" x 4' 3" (1.50m x 1.30m)

Sunroom
10' 11" x 8' 6" (3.33m x 2.59m)

Bedroom One
13' 10" x 9' 9" (4.22m x 2.97m)

Bedroom Two
12' 3" Widest Point x 9' 5" (3.73m Widest Point x 2.87m)

Bedroom Three
9' 8" x 7' 8" (2.95m x 2.34m)

Family Shower Room
9' 1" x 6' 11" (2.77m x 2.11m)

Description
Caythorpe is a highly sought-after village location, situated approximately 10 miles north of Grantham, with Newark around 11 miles away and the historic City of Lincoln approximately 15 miles distant. The village enjoys a range of everyday amenities, including a public house, doctor's surgery, village hall, convenience store, playing field and primary school, making it an ideal setting for families and professionals alike.

The nearby market town of Grantham offers an excellent selection of facilities, including well-regarded grammar schools, primary and secondary education, leisure centres, healthcare services and a wide variety of shopping opportunities. Residents can enjoy an array of independent boutiques, national retailers and the popular Saturday street market. Grantham also benefits from excellent transport links, including direct rail services to London King's Cross.

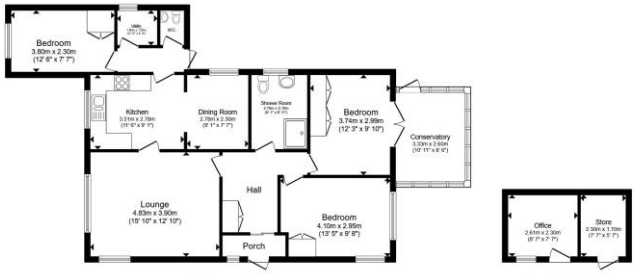
Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

High Street, Caythorpe Grantham

- Three-Bedroom Detached Bungalow
- Spacious Lounge
- Conservatory Overlooking the Rear Garden
- Fitted Wardrobes to all Bedrooms
- Ample Off-Road Parking for Several Vehicles

Tenure: Freehold EPC Rating: D
Council Tax Band: C



Floor Plan Outbuilding

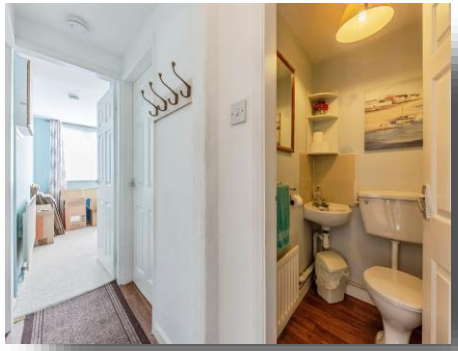
Total floor area 104.7 m² (1,127 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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guide price

£340,000 - £350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114648

The Property Ombudsman

Property Ref:
GST114648 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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