Connells

High Street
South Witham Grantham

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South Witham Grantham NG33 5QB

for sale offers in the region of
£425,000

Property Description

Connells are pleased to present this individually designed cottage style home, cleverly mixing character and modern-day living. Boasting exposed beams, stone features and well-balanced living spaces, working brilliantly for family flexible living

Accommodation briefly comprises of a spacious lounge with an impressive floor-to-ceiling stone fireplace with timber beam over, a separate dining room, ideal for family meals or entertaining friends, a kitchen boasting a lovely country-style feel with a Belfast sink and range cooker. To the rear, the bespoke garden room is a brilliant addition to the home, leading to rear garden which been designed to be both practical and enjoyable, offering a private split-level layout with patio seating areas, raised borders, attractive stone walling and a large artificial lawn for low-maintenance living all year round. There's also a powered workshop tucked away at the rear, ideal for hobbies, storage or even a small workspace for those needing a bit of separation from the house. Upstairs, you will discover four well-proportioned bedrooms, including a spacious principal bedroom complete with fitted wardrobes and its own en-suite shower room. The remaining bedrooms are all generous in size, making this a fantastic option for families, guests or anyone working from home.

The property also benefits from owned solar panels, helping with overall energy efficiency and running costs, together with off-road parking accessed to the side of the property.

Ground Floor

Entrance Hall

Tiled flooring, understairs cupboard and a radiator.

Downstairs Wc

Double glazed window to the side, tiled flooring, WC, wash hand basin and a radiator.

Lounge

Double glazed window to the side, open fire, wood flooring and a radiator.

Dining Room

Double glazed window to the side, wood flooring and a radiator.

Kitchen

Double glazed windows to the side, rear and front. Tiled flooring, base units with worktop, sink and spot lights to the ceiling.

Utility Room

With a double glazed window to the rear, space and plumbing for a washing machine.

Conservatory

Brick base, stone floor and a radiator.

First Floor

Landing

Carpet flooring, large cupboard with water tank.

Bedroom One

Double bedroom, double glazed window to the side, carpet, radiator and fitted storage.

En-Suite

With a shower, wash hand basin, WC, lino flooring and a radiator.

Bedroom Two

Double bedroom, double glazed window to the front, carpet and a radiator.

Bedroom Three

Double bedroom, double glazed window to the rear, carpet and a radiator.

Bedroom Four

Double glazed window to the front, carpet and a radiator.

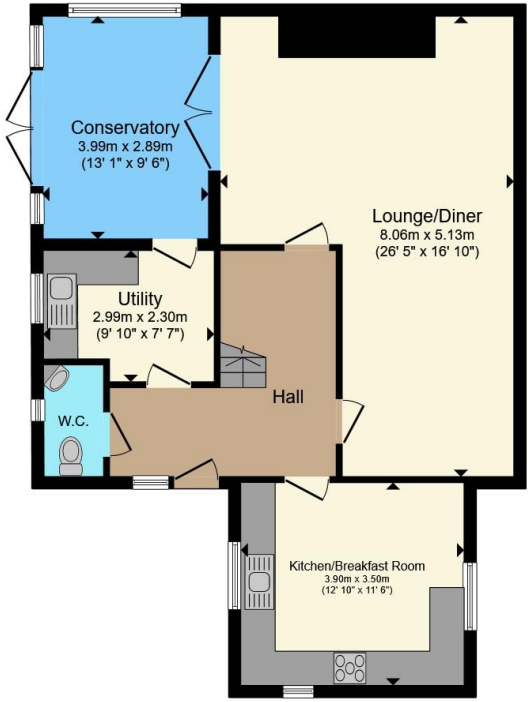
Bathroom

Bath with shower above, lino flooring, WC, wash hand basin and a towel radiator.

Agent 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.

Dove



Ground Floor

First Floor

Total floor area 147.9 m² (1,592 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

Connells

To view this property please contact Connells on

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2 Watergate
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EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.