



Wellfield Close, South Witham, Grantham Freehold £300,000

Hurfords

Key Features



- 3 Bedroom Home
- Immaculately Presented Throughout
- Off-Road Parking + Single Garage
- Modern Kitchen + Separate Utility Room
- Spacious Lounge & Separate Dining Room

Situated in the highly desirable village of South Witham in Lincolnshire, this stunning detached home has been maintained and styled to an exceptional standard.

Upon entering, you are welcomed into a bright hallway with stairs leading to the first floor. The spacious lounge is the heart of the home warm, modern, and tastefully decorated, featuring a contemporary inset electric fireplace and neutral décor that flows effortlessly throughout.

The layout also offers a separate dining room ideal for entertaining and family meals, with French doors opening onto the garden, allowing plenty of natural light into the space.



The modern kitchen is both practical and stylish, complete with tiled flooring, a gas hob and fitted cabinetry, framed by a charming archway that enhances the flow to the utility room and a downstairs WC.

Upstairs, the home offers three well-proportioned bedrooms:

The family bathroom is fully tiled with a heated towel rail and contemporary suite.

Externally, the property benefits from a driveway providing off road parking leading to a single garage with power and lighting. The rear garden is private and landscaped with decking, lawn, mature trees, and enclosed fencing perfect for relaxing or entertaining.

South Witham offers strong village appeal with community atmosphere, local amenities, schooling, countryside surroundings and excellent access to the A1.

Viewings highly recommended - contact Us today



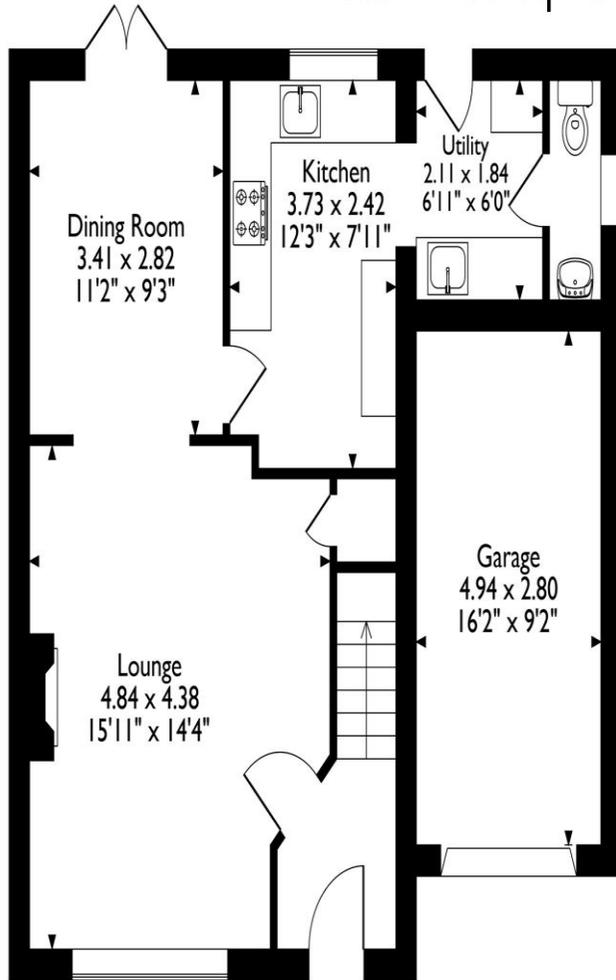
9, Wellfield Close, South Witham, Grantham, Lincolnshire

Approximate Gross Internal Area

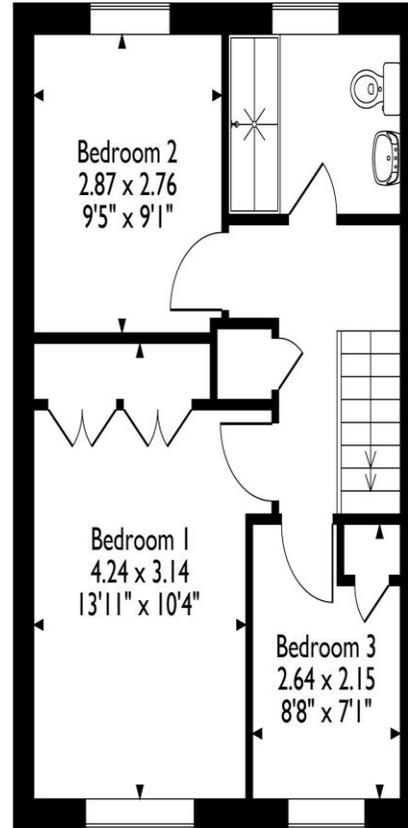
Main House = 90 Sq M/969 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 103 Sq M/1109 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Selling your property?

Contact us to arrange a FREE home valuation.

 01780 752136

 38 St. Marys Street, Stamford, Lincolnshire, PE9 2DS

 stamford@hurfords.co.uk

 www.hurfords.co.uk



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD204375 - 0005

