



8 Harold Road, South Witham, Lincolnshire, NG33 5AF
Asking Price £147,000



Chartered Surveyors & Estate Agents

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Tenure: Freehold

Council Tax Band: B (South Kesteven)



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DESCRIPTION

Modern middle-terrace house with off-road parking space and low-maintenance rear garden situated on the outskirts of the popular Lincolnshire village of South Witham on the border of Rutland.

The accommodation on offer benefits from gas central heating and double glazing and briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Breakfast Kitchen, Sitting Room; FIRST FLOOR: two Double Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.07m x 5.16m (3'6" x 16'11")

UPVC entrance door with glazed insets, stairs leading to first floor, understairs storage.

WC 0.81m x 1.93m (2'8" x 6'4")

White suite comprising low level WC and pedestal hand basin, radiator, timber effect laminate flooring, window to front elevation.

Breakfast Kitchen 2.31m x 3.94m (7'7" x 12'11")

Modern fitted units incorporating granite effect work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances comprise

electric oven and 4 ring gas hob with stainless steel extractor hood above. There is space for fridge and space and plumbing for washing machine.

Radiator, space for kitchen table, window to front elevation.

Sitting Room 4.42m x 3.15m (14'6" x 10'4")

Two radiators, window and glazed door with matching side panels to rear garden.

FIRST FLOOR

Landing 2.18m x 1.32m (7'2" x 4'4")

Galleried stairs, roof access hatch.

Bedroom One 4.42m x 2.90m max (14'6" x 9'6" max)

Radiator, two windows to rear elevation.

Bedroom Two 3.38m x 2.69m + 1.02m x 1.14m recess (11'1" x 8'10" + 3'4" x 3'9" recess)

Radiator, two windows to front elevation.

Bathroom 1.96m x 2.03m (6'5" x 6'8")

White suite comprising low level WC, pedestal hand basin and panelled bath with mixer shower attachment. Fully tiled splashbacks, radiator, timber effect laminate flooring, extractor fan.

OUTSIDE

Parking

The property includes off-road parking for one car within the block-paved parking area to the front.

Garden

The fully enclosed rear garden is hard landscaped to include paved areas and adjoining gravelled terrace. A hand gate gives external access to the garden from the rear.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:
EE - good outdoor
O2 - good outdoor
Three - variable outdoor
Vodafone - good outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

SOUTH WITHAM

South Witham is a popular south Lincolnshire village lying approximately nine miles to the north of Oakham and ten miles to the south of Grantham. It is within two miles of the A1 and affords good commuting to a number of centres. Within the village there are a number of facilities including two village stores,

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mobile Post Office, a village school catering for juniors and infants, two pubs and a church. There is also a large village hall and a recreation field. All other facilities are available locally including doctors, dentists, schools and of course many sports facilities.

COUNCIL TAX

Band B

South Kesteven District Council, Telephone 01476 406080.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular

points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any

expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	