



2 Launds Green, South Witham

Guide Price £140,000

 **NEWTON FALLOWELL**

2 Launds Green

South Witham, Grantham

Spacious two-bedroom home with lounge-diner, modern bathroom, large rear garden, garage, and village amenities. Close to Stamford, Oakham, Grantham, and the A1.

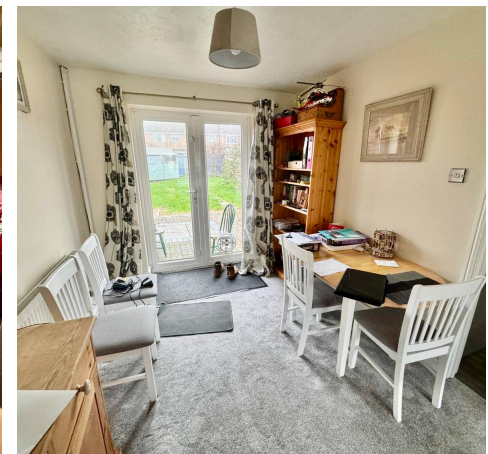
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- GARAGE
- TWO BEDROOMS
- OPEN-PLAN LOUNGE / DINER
- BATHROOM
- KITCHEN
- GOOD SIZED PLOT
- POPULAR VILLAGE LOCATION
- SOLAR PANELS
- EPC RATING B
- VIEWING HIGHLY ADVISED





ENTRANCE HALL

LOUNGE

11' 8" x 11' 6" (3.56m x 3.51m)

DINING AREA

8' 3" x 10' 4" (2.52m x 3.14m)

KITCHEN

7' 1" x 7' 0" (2.17m x 2.14m)

LANDING

BEDROOM ONE

16' 10" x 10' 5" (5.12m x 3.18m)

BEDROOM TWO

9' 1" x 9' 11" (2.76m x 3.01m)

FAMILY BATHROOM

7' 9" x 6' 11" (2.35m x 2.10m)

EXTERIOR

AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.





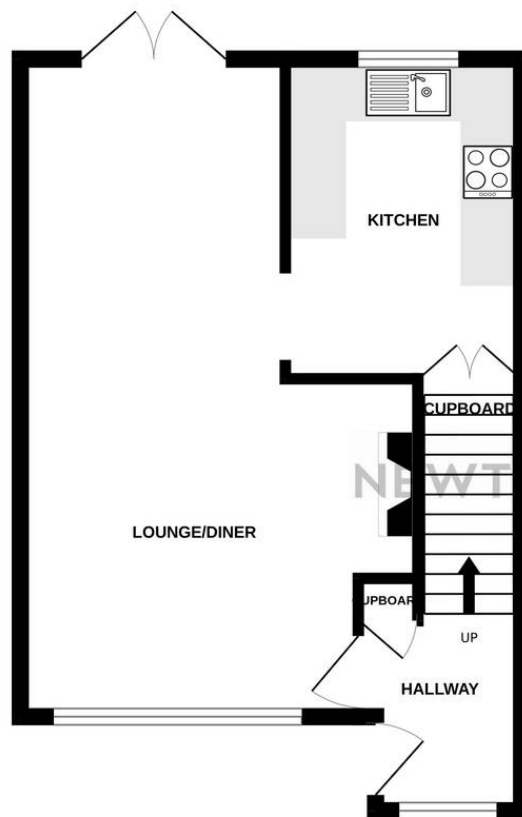
NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a 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.

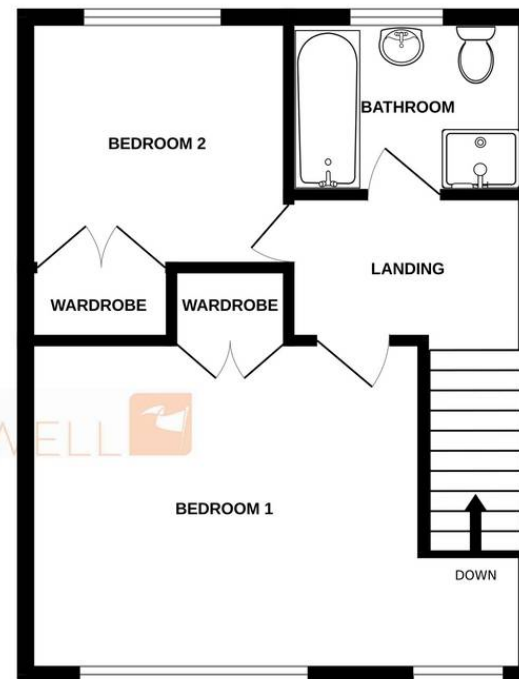




GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026

Newton Fallowell Grantham

Newton Fallowell, 68-69 High Street - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/