



Launds Green, South Witham



- WELL-PRESENTED ACCOMMODATION
- TWO BEDROOMS
- OPEN-PLAN LOUNGE / DINER
- BATHROOM
- KITCHEN
- GOOD SIZED PLOT
- Freehold
- EPC rating B



A spacious two-bedroom home situated in the heart of this highly sought-after village, conveniently located within approximately 20 minutes of Stamford, Oakham and Grantham. The property features an impressive lounge-dining room with French doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor is a recently modernised family bathroom serving two well-proportioned double bedrooms. Externally, the property benefits from a generous rear garden, perfect for outdoor dining, entertaining friends and family, or simply relaxing in the warmer months.

The village offers a wide range of local amenities including a primary school, shops, doctor's surgery and public houses, together with excellent access to the A1.

### SOUTH WITHAM

South Witham is approximately nine miles to the north of Oakham and ten miles south of Grantham. It is within two miles of the A1 affording good commuting. Within the village there is a Premier convenience store, a further store, an infant/junior school, two public houses and Church. Grantham offers direct rail link to London King's Cross.



## ACCOMMODATION

### ENTRANCE HALL

### LOUNGE

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

### DINING AREA

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

### KITCHEN

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

### LANDING

### BEDROOM ONE

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

### BEDROOM TWO

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

### FAMILY BATHROOM

2.35m x 2.1m (7'8" x 6'11")



## 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

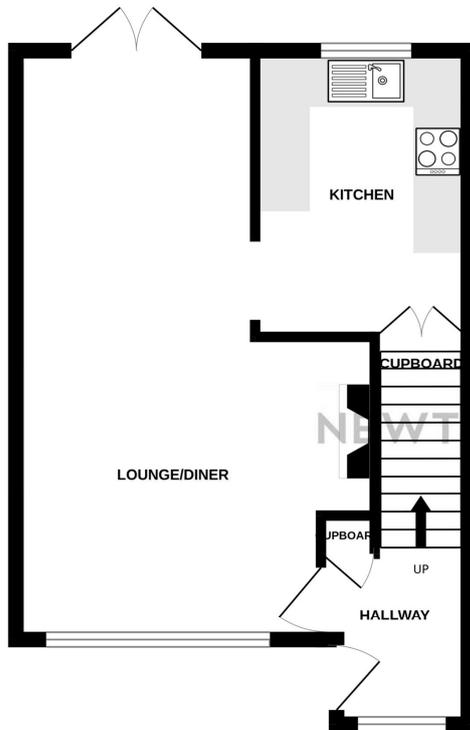
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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.

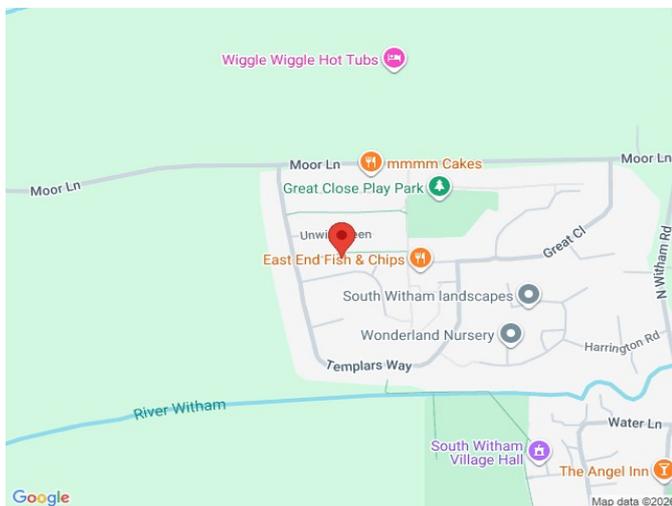
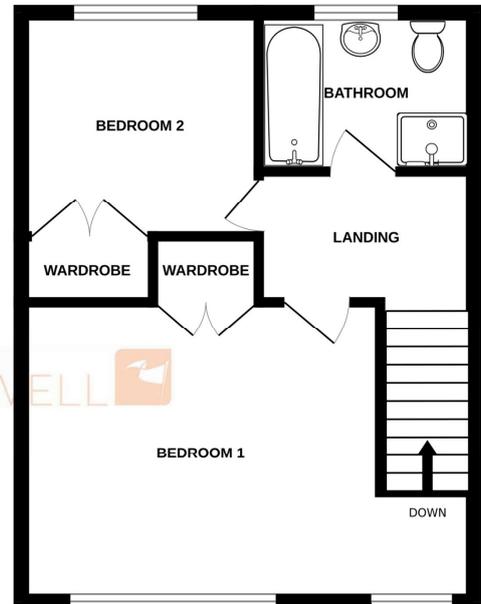
For more information please call in the office or telephone 01476 591900.

# Floorplan

GROUND FLOOR



1ST FLOOR



Newton Fallowell

01476 591900  
grantham@newtonfallowell.co.uk