



Pinfold Road  
Castle Bytham, Grantham, NG33 4RG  
**Price Guide £575,000**

Richardson

# Pinfold Road

Castle Bytham, Grantham,  
NG33 4RG

## Key Features

- Charming period stone & brick home with character features over 4,500 sqft in all
- Spacious former shop areas with exposed flooring & cellar
- 4 bedrooms, master with ensuite, and family bathroom
- Former bakery, pot shop & village post office (still with post box)
- Inglenook fireplace, snug with stove, dining & living rooms
- Large garden with patios, lawns, fruit trees & off-road parking



4



2



3



A lovely period home of stone and brick construction under a pantile and blue slate roof, which has character and charm throughout. The property has been at the heart of village life for a number of years, historically with part of the building used as a bakery and pot shop, and until the 2010's it was the village post office and store, there is still a post box to the outside wall. The former pot shop and old bakery are built of stone and offer great space at both ground and first floor, currently used as storage with exposed paved flooring, open roof trusses as well as a barrel cellar with earth floor under the old pot shop. A pretty courtyard garden to the back has a covered porchway and door into the hallway again with exposed flooring. The breakfast room has a feature inglenook style fire place and an opening to a galley style kitchen with some built in appliances and plenty of storage cupboards. The snug has a stove and bi fold doors out to the large garden. A separate dining room opens up to a large front room with recently installed double glazed picture windows. Also to the ground floor is a utility, separate cloakroom and further store room. To the first floor is a two way landing with master bedroom having an ensuite shower room. There is a family bathroom and 2 further double bedrooms and a twin bedroom off the large rear landing. Externally is off road parking for vehicles and a large garden with patio areas, extensive lawns with shrubs and fruit trees.

### Former pot shop

17'5" x 9'1" (5.33m x 2.78m)

### Cellar

17'5" x 9'1" (5.33m x 2.78m)

### Loft room

17'5" x 9'1" (5.33m x 2.78m )

### Store



Former Bakehouse area (Ground Floor)  
26'5" x 19'9" (8.06m x 6.03m )

Former Bakehouse area (First Floor)  
33'9" x 19'9" (10.31m x 6.03m )

Entrance hall

Breakfast room  
17'1" x 10'5" (5.21m x 3.18m )

Kitchen  
19'4" x 7'9" (5.91m x 2.37m )

Snug  
17'1" x 13'8" (5.21m x 4.17m)



Dining room  
25'11" x 11'6" (7.92m x 3.53m )

Front room/sitting room  
26'5" x 17'4" (8.06m x 5.3m )

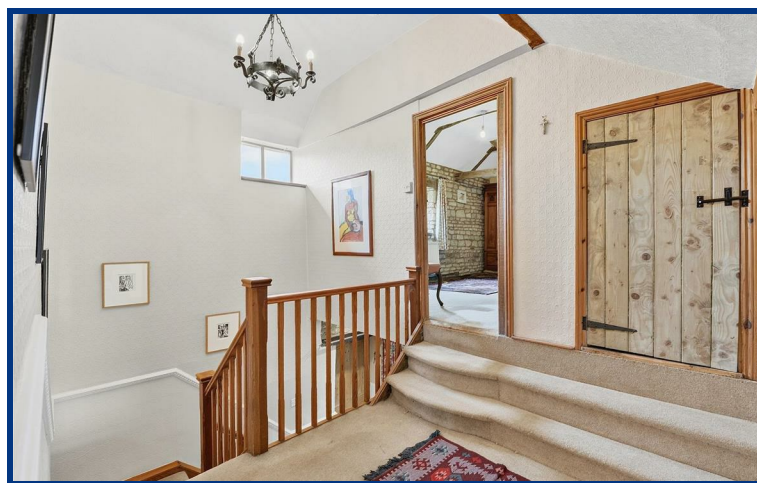
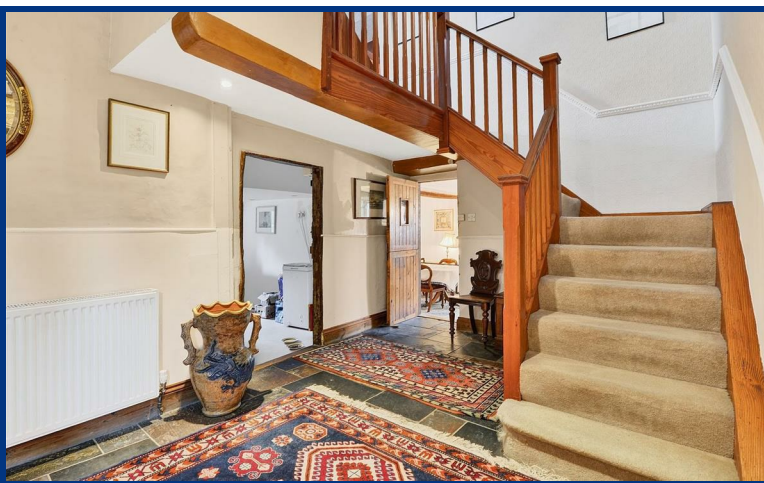
Utility room

Cloakroom

Store room

First floor landing

Bedroom  
16'4" x 13'6" (5m x 4.13m )



Ensuite shower room

Family bathroom

Rear landing  
23'10" x 14'0" (7.28m x 4.29m)

Bedroom  
11'10" x 11'5" (3.63m x 3.5m)

Bedroom  
13'1" x 12'5" (4.01m x 3.79m )

Bedroom  
17'5" x 17'4" (5.33m x 5.3m )

**External details**  
Off road parking for several cars. A surprisingly large garden is laid mainly to lawn with patio areas, mature fruit trees, well stocked beds and borders, and mature shrubs. In all approximately 0.24 acre, There is also storage and an outside wc.

**Tenure**  
Freehold

**Services**  
Mains water, electricity and sewage. Oil fired central heating

**Council tax**  
South Kesteven District Council tax band F

**Agents notes**  
The property is within the Conservation Area of Castle Bytham, but is not Listed.

**Communication**  
According to Ofcom: Superfast Full Fibre is available  
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

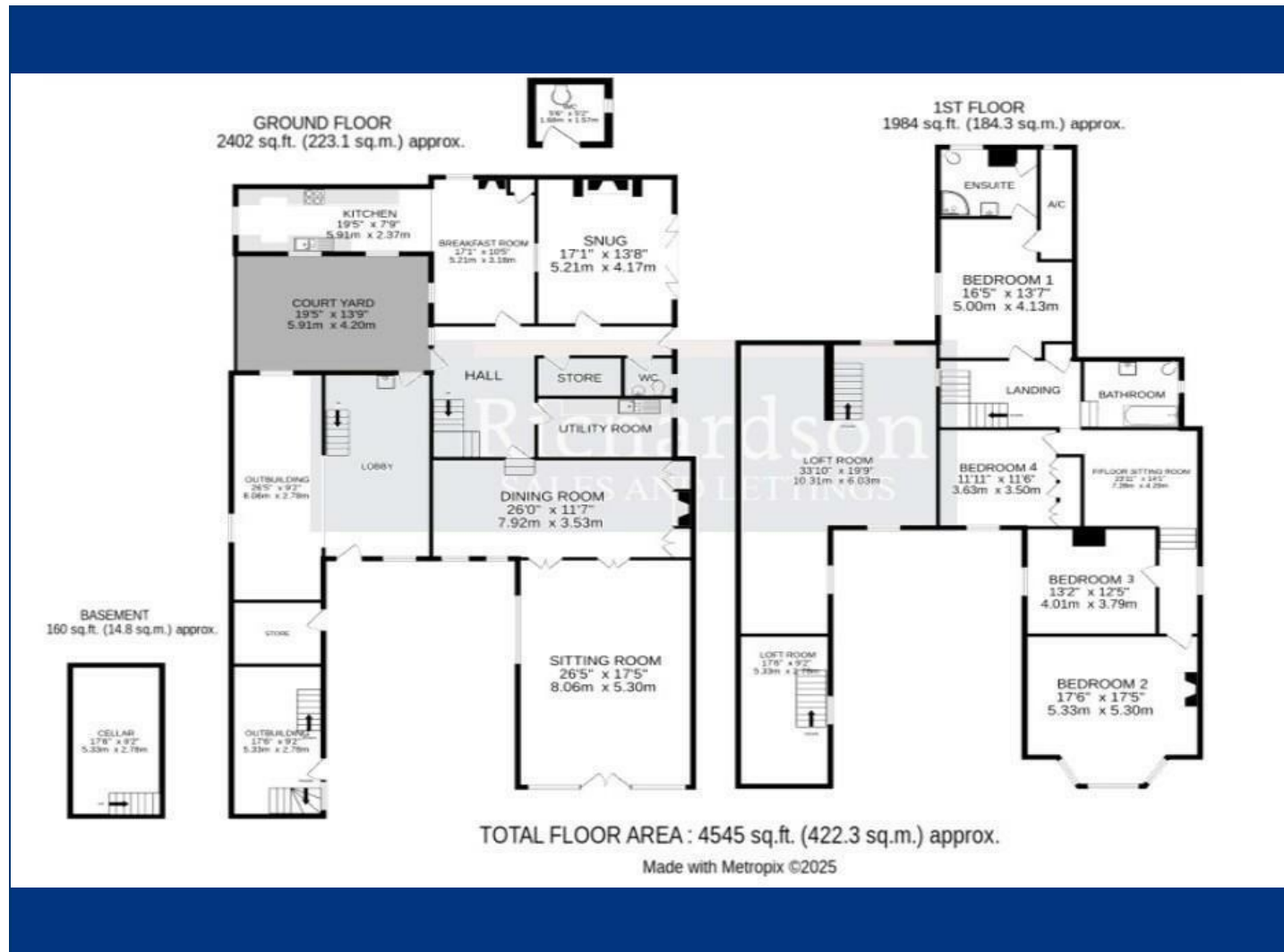
**Viewing**  
Telephone appointment with Richardson  
post@richardsonsurveyors.co.uk







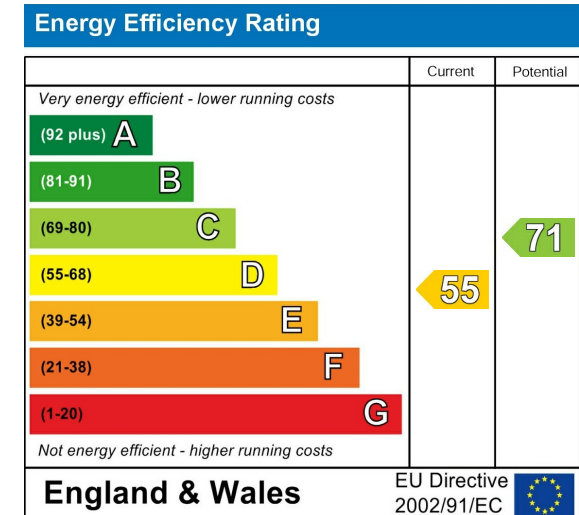
## Floor Plan



## Area Map



## Energy Efficiency Graph



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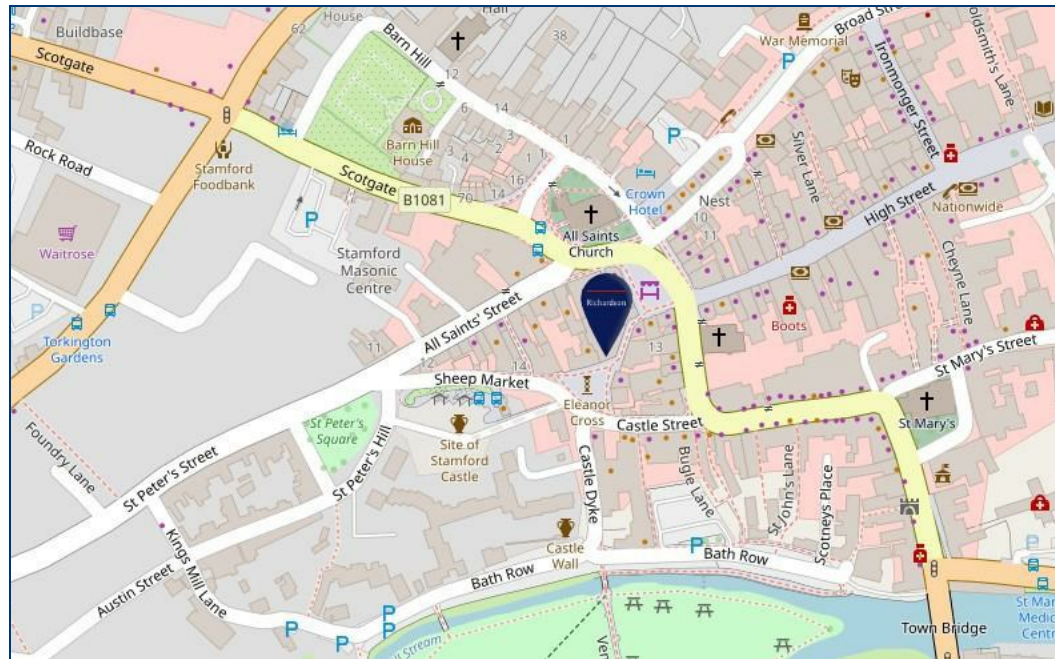
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