

Church Street, South Witham, Grantham
offers over £250,000 **Freehold**

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Key Features

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- Semi Detached Cottage
- 3 Double Bedrooms
- Extensively Fitted Kitchen
- Dining Hallway
- Lounge With Woodburner

This attractive semi detached cottage enjoys a delightful position within the conservation area of the sought after village of South Witham. Originally converted from a traditional stone and brick barn, the property offers deceptively spacious accommodation that has been beautifully maintained and thoughtfully improved, blending character features with modern comforts.

The accommodation begins with a welcoming dining hall, featuring ceramic tiled flooring and an attractive open fireplace, creating a warm first impression. To the rear of the property is a superbly refitted kitchen, fitted with an extensive range of quality base and wall units incorporating cupboards and drawers, together with a deep white glazed ceramic sink. Integrated appliances include a washing machine, whilst there is space







for an American-style fridge freezer. A large Bosch induction hob and eye-level double oven complete this well-equipped space. Useful understairs storage cupboards have been created, and a door provides direct access to the rear garden.

The separate lounge is a cosy yet spacious reception room, centred around a feature fireplace with an inset wood-burning stove, making it an ideal place to relax.

On the first floor are three genuine double bedrooms. The principal bedroom benefits from recently installed ranges of fitted wardrobes, offering excellent hanging, shelving and drawer storage. The remaining two bedrooms are both generously proportioned, with the third bedroom also providing loft access.

The family bathroom has been converted into a practical wet room, comprising a low-level WC, vanity wash hand basin with storage cupboards beneath, electric shower, floor drain and heated towel rail. An airing cupboard houses the modern gas-fired combination boiler.

Outside, a shared side passage with the neighbouring property provides further access to the rear garden. This is undoubtedly one of the home's standout features, & provides a large paved patio leading to a lawn with an ornamental fish pond. At the far end of the garden is a superb decked entertaining area complete with inset







Ground Floor

First Floor

Total floor area 95.1 sq.m. (1,023 sq.ft.) approx

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lighting, creating an ideal space for outdoor dining and socialising. The hot tub is included within the sale, adding further appeal to this wonderful garden.

Offering an excellent combination of character, generous living space and high-quality presentation throughout, this charming cottage is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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SCAN FOR MORE INFORMATION



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