



Beggars Roost,  
12 Thistleton Lane,  
South Witham, NG33 5QE



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**£475,000**

- Stunning Detached Home
- Generous Plot
- Modern Décor Throughout
- Versatile Living Spaces
- Spacious Lounge
- Four / Five Bedrooms
- Two Shower Rooms
- Garage With Ample Loft Storage
- Two Workshops
- Freehold – EPC: Rating C





## A Beautifully Renovated Five Bedroom Detached Residence in the Sought-After Village of South Witham

This impeccably presented and extensively modernised five bedroom detached home is situated in the ever-popular village of South Witham. Offering generous and thoughtfully arranged accommodation throughout, the property seamlessly blends contemporary styling with practical family living.

Upon entering, you are welcomed by a spacious entrance hall which leads to a well-proportioned lounge and a stunning open-plan kitchen and dining area. This space has been tastefully designed to create a modern, functional hub for family life and entertaining. Adjacent to the kitchen is a separate utility room which provides access to a covered outdoor seating area, ideal for year-round enjoyment.

The ground floor also includes a contemporary shower room, bedrooms three and four, and a highly versatile room which could serve as a fifth bedroom, home office, or additional reception space, depending on individual needs.

To the first floor, a spacious landing provides access to two further bedrooms, including the principal bedroom which benefits from a private balcony overlooking the rear garden. A stylish and modern shower room completes the upper-level accommodation.

Externally, the property enjoys off-road parking to the front, leading to a large garage. To the rear, a generous garden offers the perfect setting for both relaxation and outdoor entertaining. Additionally, the property boasts two substantial workshops, one housed in a separate outbuilding and the other located to the rear of the garage, featuring ample loft storage.

Further benefits include full uPVC double glazing and gas central heating throughout.









The village of South Witham offers a strong sense of community and a range of local amenities, including a convenience store, primary school, public house, church, and playing fields. Ideally located for commuters, the village offers direct access to the A1 in both north and southbound directions. South Witham is conveniently situated between the historic market towns of Grantham and Stamford. Grantham offers an extensive array of amenities including supermarkets, independent and high street retailers, cafes, restaurants, leisure facilities, healthcare services, a cinema, and both primary and secondary education, including grammar schools. Grantham's mainline railway station provides a direct service to London Kings Cross in approximately one hour.

## ACCOMMODATION

### ENTRANCE HALL

Having an open entrance canopy over the entrance door, radiator, tiled flooring and stairs rising to the first floor with storage cupboard beneath.

### LOUNGE

5.41m x 3.55m (17'8" x 11'7")

With uPVC double glazed window to two aspects, feature multi fuel wood burner set across one corner with beam over and standing on a slate hearth, radiator, downlight feature and laminate flooring.

### KITCHEN / DINER

4.86m x 3.42m (15'11" x 11'2")

With uPVC double glazed window to two aspects, uPVC double glazed windows to the roofline, a range of base level cupboards and drawers with work surfacing, inset sink and drainer and breakfast bar seating, ceramic hob with splashback and oven beneath and extractor over, space and integrated dishwasher, laminate flooring, space for fridge freezer, radiator and exposed beams.

### UTILITY ROOM

2.4m x 4.08m (7'11" x 13'5")

Having uPVC double glazed window and half obscure double glazed uPVC door, work surfacing with inset stainless steel sink and drainer with space beneath for washing machine, floor mounted central heating boiler, space for upright fridge freezer, laminate flooring and under stairs storage.

## OUTDOOR SEATING AREA

3.39m x 3.5m (11'1" x 11'6")

Having door to the passageway running adjacent to the kitchen and door to the rear garden, a polycarbonate roof, laminate flooring, plumbing and sink.

## SHOWER ROOM

A contemporary shower room having uPVC obscure double glazed window, over sized shower cubicle, chrome wash stand and basin, WC., extractor fan, shaver point, tiled flooring with under floor heating, tiling to walls and spotlights.

## BEDROOM THREE

2.73m x 3.22m (9'0" x 10'7")

With uPVC double glazed window and radiator.

## BEDROOM FOUR

3.29m x 3.26m (10'10" x 10'8")

With uPVC double glazed window and radiator.

## BEDROOM FIVE / OFFICE

2.9m x 2.69m (9'6" x 8'10")

With uPVC double glazed window and radiator.

## FIRST FLOOR LANDING

Having Velux window and airing cupboard.

## BEDROOM ONE

5.36m x 3.82m (17'7" x 12'6")

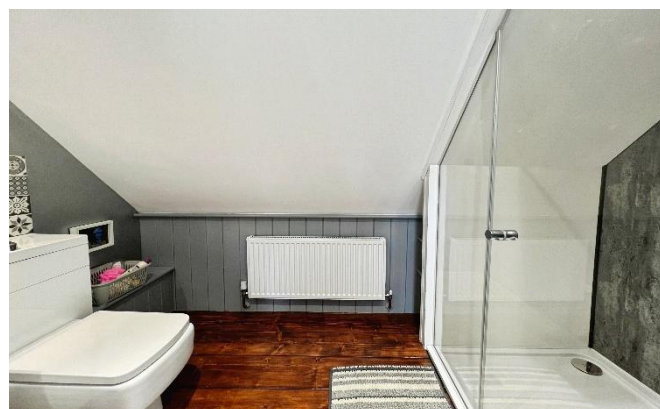
A bright triple aspect room with uPVC double glazed dormer window to the front, two Velux windows to the rear, fitted wardrobes, eaves storage, spotlights and uPVC double glazed French doors to a BALCONY affording views down the garden and beyond.

## SHOWER ROOM

Having over sized shower cubicle with electric shower within, wash basin, WC., extractor fan, spotlights, radiator and wooden flooring.







## BEDROOM TWO

3.9m x 4.81m (12'10" x 15'10")

With uPVC double glazed window, two Velux windows, fitted wardrobes, radiator, spotlights, eaves storage and floating vanity wash basin.

## OUTSIDE

To the front there is a mainly hard landscaped garden and driveway parking. At the rear there is a fully enclosed mainly lawned garden with wood store, a patio seating area across the rear of the property together with a raised pond, numerous plants, young trees and shrubs including an espalier apple tree. There is also a potting shed and outside lighting to both front and rear.

## GARAGE

With up-and-over door, power and lighting.

## WORKSHOP

3.24m x 3.33m (10'7" x 10'11")

Situated to the rear of the garage, with power, lighting and plumbing, electric radiator, door and window to the side and stairs up to the loft area.

## LOFT STORAGE

Running the entire length of the garage and workshop

## EXTERIOR WORKSHOP

5.15m x 3.48m (16'11" x 11'5")

With two windows to the side and door to the side, door to the front, power and lighting.



## SERVICES

Mains water, gas, electricity and drainage are connected. The property has gas fired central heating.

## COUNCIL TAX

The property is in Council Tax Band D.

## DIRECTIONS

Leave Grantham heading south via London Road continuing on to South Parade and joining the A1 southbound. Follow the signs for South Witham taking the next left turn and follow the road round to the T junction. Turn left and follow the road into the village. Once in the village you are on the High Street. Take the left turn in to Thistleton Lane and the property is along on the right.

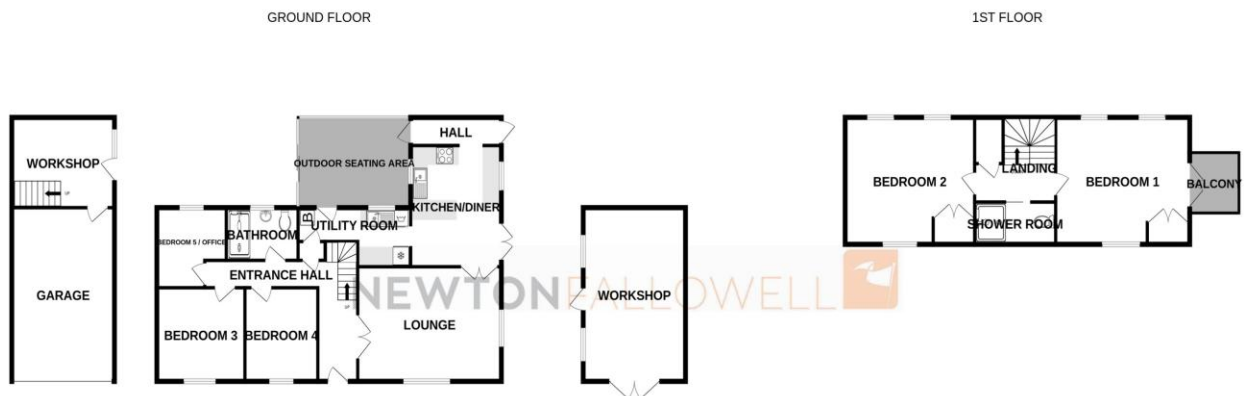
## AGENT'S NOTE

Please note these particulars within may be subject to change and must not be relied upon as an entirely accurate description of the property.

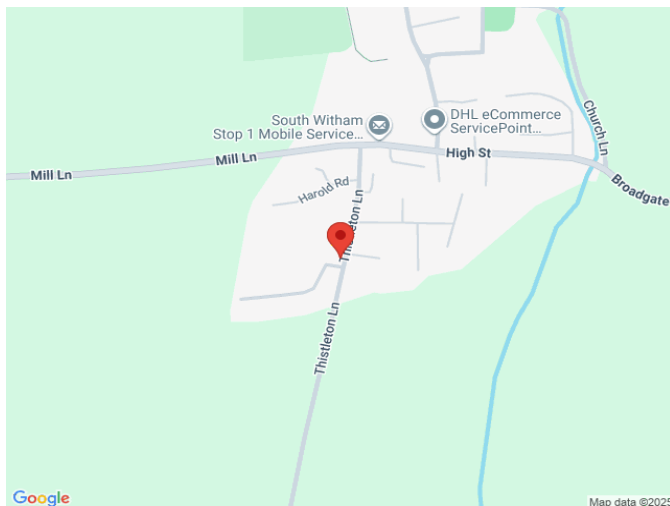
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



# Floorplan



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.  
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## NOTE

**Anti-Money Laundering Regulations** – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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 £300 if you use their services.

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



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