



**Glen Close, Little Bytham, Grantham NG33 4PS**



**welcome to**

**Glen Close, Little Bytham, Grantham**

Located in the quaint village of Little Bytham this mid-terraced cottage features a lounge, kitchen, downstairs bathroom, three bedrooms and gardens to the front and rear. Good access to the A1 and market towns of Stamford and Grantham with amenities. Viewing is Highly Recommended.



### **Entrance**

Entrance hall with staircase leading up to the first floor landing and access into the lounge.

### **Lounge**

14' 2" x 12' 6" Widest Point ( 4.32m x 3.81m Widest Point )  
Good size living room with a front facing window one radiator built in storage under the stairs as well as a secondary built-in storage unit.

### **Kitchen**

16' 2" x 7' 3" ( 4.93m x 2.21m )  
Kitchen with a window to the rear aspect, having a range of cottage style units to both the floor and eye level with wood effect worktops over, white one and a half bowl sink, drainer and mixer tap. Integrated oven with microwave. induction hob with extractor hood above. Built-in dishwasher, space for a washing machine and fridge freezer. Radiator, wood effect flooring and part glazed door leading out to the rear garden.

### **Downstairs Bathroom**

5' 10" x 5' 5" ( 1.78m x 1.65m )  
Bathroom with a window to the side aspect, bath with shower attachment, partial tiling to the walls, wash hand basin, and a heated towel rail.

### **Separate Wc**

With a window to the side aspect, low level WC and tiled flooring.

### **First Floor Landing**

With access into the bedrooms.

### **Bedroom One**

9' 5" x 16' 5" Widest point ( 2.87m x 5.00m Widest point )  
With lovely open field views this double bedroom has a window to the front aspect, wood effect flooring and a radiator.

### **Bedroom Two**

12' x 7' 11" ( 3.66m x 2.41m )  
Another double bedroom with a window to the rear aspect, wooden flooring and a radiator.

### **Bedroom Three**

7' 11" x 9' 1" ( 2.41m x 2.77m )  
With a window to the rear aspect, wood effect flooring and a radiator.

### **General Description Outside**

Approaching the property to the front with a picket fence, pathway to the front door and a mixture of gravel, shrubs and flowers.  
The tiered rear garden is a good size with steps and decking, brick built storage, a patio area which is great for outside dining and entertaining. Gravel and steps to another level which is mainly laid to lawn, shrubs and hedging.



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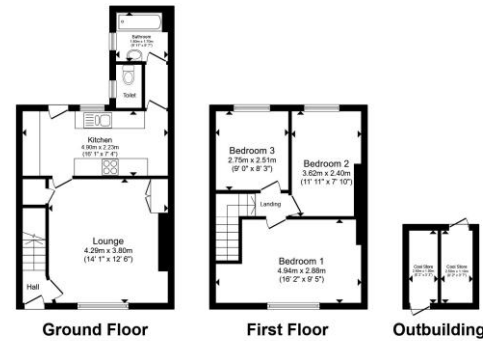


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## Glen Close, Little Bytham Grantham

- Mid-Terraced Cottage
- Three Bedrooms
- Gardens Front and Rear
- Open Field Views
- Quaint Village Location

Tenure: Freehold EPC Rating: E  
Council Tax Band: A



Total floor area 77.7 m<sup>2</sup> (837 sq. ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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# £170,000



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Property Ref:  
GST114127 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)