



**Connells**

High Street  
Caythorpe Grantham



## Property Description

\*\* CHAIN FREE\*\*

Connells are delighted to bring to the market this well presented three bedroom detached bungalow with a driveway is not to be missed!

Located in a popular area, this impressive detached home offers generous living accommodation perfect for families seeking space, flexibility, and comfort.

The heart of the home is the kitchen/diner, perfectly positioned for both everyday living and entertaining. From here, a door leads directly into the large lounge, a welcoming space with plenty of natural light and ample room for relaxation.

The property boasts three excellent double bedrooms, each offering impressive proportions. Bedroom One benefits from its own en-suite, while Bedrooms two and three are served by a spacious family bathroom with a separate shower and bath. Adding further practicality is the generous store/utility room, providing extensive storage and workspace options and enhancing the home's overall functionality.

Viewings are highly recommended to fully appreciate this stunning home! Call Connells today 01476590050

## Ground Floor

### Entrance Porch

Door leading in to the lounge.

### Lounge

With windows to the front and side, doors leading to the kitchen / diner and the lobby.

### Kitchen / Diner

With a window to the front and side, doors leading to the lounge and inner hall. A range of wall and base units, built in oven, extractor fan, gas hob, spot lights to the ceiling.

### Inner Hall

With windows to the front, door leading to the front of the property. Doors leading to the kitchen / diner, bedroom one and the store / utility.

### Store / Utility

With windows to the front, doors leading to the front of the property, power and lights.

### Bedroom One

With a window to the rear, door leading to the En-suite, carpet.

### En-Suite

With a window to the rear, wash hand basin, w.c and a shower cubicle.

## Bedroom Two

With a window to the rear, carpet.

## Bedroom Three

With windows to the rear and side, carpet.

## Bathroom

With a corner bath, wash hand basin, w.c, shower cubicle.

## Lobby

With doors leading to bedroom two, bedroom three and the bathroom.

## Agent Note

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details









Total floor area 150.7 m<sup>2</sup> (1,622 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](http://www.propertybox.io)

**Connells**

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**view this property online [connells.co.uk/Property/GRM309015](http://connells.co.uk/Property/GRM309015)**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: E    Council Tax  
 Band: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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