

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



4 High Street, Little Bytham, Near Grantham NG33 4PP

£220,000 Freehold

- Semi Detached Cottage
- Lounge/Diner
- Kitchen
- Ground Floor Bathroom
- Three Bedrooms

Charming three bedroom cottage.

A rare opportunity to purchase this charming cottage located in a popular village location. The accommodation includes lounge/diner, kitchen and three good size bedrooms. Viewing is recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

GROUND FLOOR

LOUNGE/DINER

11' 10" x 27' 8" (3.61m x 8.43m) uPVC front door located at the side of the cottage leading into Lounge/Diner, chimney breast, under stairs storage space, TV point, telephone point, 4 wall light points, two radiators, stairs to first floor.

KITCHEN

7' 11" x 12' 15" (2.41m x 4.04m) Fitted wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktops and splash back tiling, inset porcelain sink and drainer with mixer tap, four ring ceramic hob with extractor fan over, eye level double electric oven, space and plumbing under worktop for automatic washing machine, space for fridge, tiled flooring, radiator, inset ceiling spot lights, wall mounted digital heating control, step up to Bathroom.



FAMILY BATHROOM

6' 11" x 6' 10" (2.11m x 2.08m) Panelled bath with shower over, glass screen, pedestal wash hand basin, low level WC with concealed flush, radiator, complimentary splash back tiling, tiled flooring, extractor fan, inset ceiling spot lights.

OUTER PORCH/UTILITY

4' 8" x 9' 1" (1.42m x 2.77m) Door from Kitchen. Space for freezer, built in cupboard, polycarbonate sloped roof, uPVC door to rear.

FIRST FLOOR

LANDING

Inset ceiling spot lights, airing cupboard, shelving and radiator.

BEDROOM 1

13' 8" x 11' 11" (4.17m x 3.63m) Radiator, window to front.

BEDROOM 2

7' 10" x 9' 4" (2.39m x 2.84m) Radiator, window to side.

BEDROOM 3

7' 10" x 13' 7 max " (2.39m x 4.14m) Radiator, window to side.

CLOAKROOM

Low level WC, wall mounted wash hand basin, splash back tiling.

EXTERNALLY

To one side of the cottage is a gravelled driveway which provides off road parking for a couple of cars. The gravel continues at the lower part of the garden where the oil tank is located. Four steps lead up to the upper part of the garden. This is mostly laid to gravel and paved for easy maintenance. There are mature shrub borders and a lovely seating area. This garden offers a good degree of privacy and is a lovely area to sit and relax.

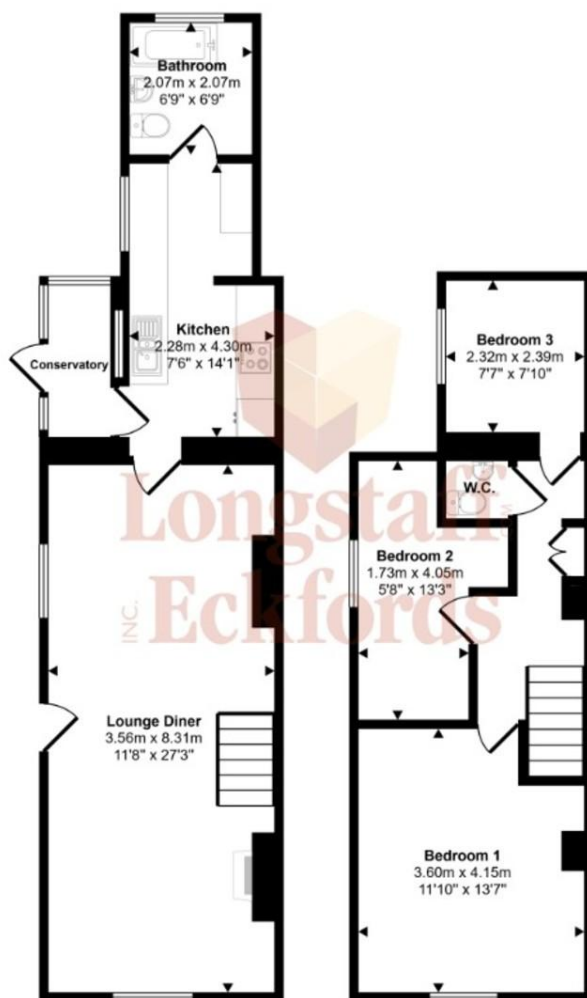
DIRECTIONS

From Longstaff office turn right and proceed to the centre of Boume. At the traffic lights turn right into West Street. At the edge of Boume take the third exit at the roundabout. Follow the A6121 towards Stamford. Turn right towards Witham on the Hill and proceed through the village. After approximately 2 miles turn right into Little Bytham. Turn right into High Street and number 4 is located on the left.

What Three Words //deflection.mermaids.choice



Approx Gross Internal Area
86 sq m / 928 sq ft



%epcGraph_c_1_250%

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 18010

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
23 North Street
Bourne
Lincolnshire
PE10 9AE

CONTACT

T: 01778 420406
E: boume@longstaff.co.uk
www.longstaff.co.uk