



1 High Street, Caythorpe  
Grantham

£595,000

**David**Grace





# 1 High Street

Caythorpe, Grantham

Spacious 5-bed bungalow in Caythorpe with sun room, wraparound gardens, double garage with annexe potential, stylish interiors, and modern family-friendly features near local amenities. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautiful Five-Bedroom Bungalow Offering Over 1,600 sq ft of Living Space
- Located in the Highly Desirable Village of Caythorpe
- Fantastic Sun Room Extension with Garden Views and Log Burner
- Bespoke Fitted Kitchen with Character and Lots of Space
- Four Double Bedrooms and a Generous Single
- Two Modern Wet Room Providing Practicality
- Wraparound Gardens - lots of Space to Relax
- Double Garage with Planning for Annexe/Airbnb Extension
- Large Private Driveway Offering Extensive Off-Road Parking
- EPC - D

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**Master Bedroom**  
12' 6" x 15' 11" (3.82m x 4.85m)

**Bedroom 2**  
11' 2" x 12' 8" (3.40m x 3.85m)

**Bedroom 3**  
11' 4" x 11' 3" (3.45m x 3.43m)

**Bedroom 4**  
10' 6" x 9' 11" (3.19m x 3.02m)

**Bedroom 5**  
11' 4" x 7' 8" (3.45m x 2.34m)

**Wet Room**

**Wet Room**

**Entrance Hall**

**kitchen**  
12' 4" x 12' 8" (3.75m x 3.87m)

**Utility Room**  
12' 4" x 6' 5" (3.75m x 1.96m)

**Sun Room**  
16' 1" x 19' 3" (4.91m x 5.87m)





**GARDEN**

**DRIVEWAY**

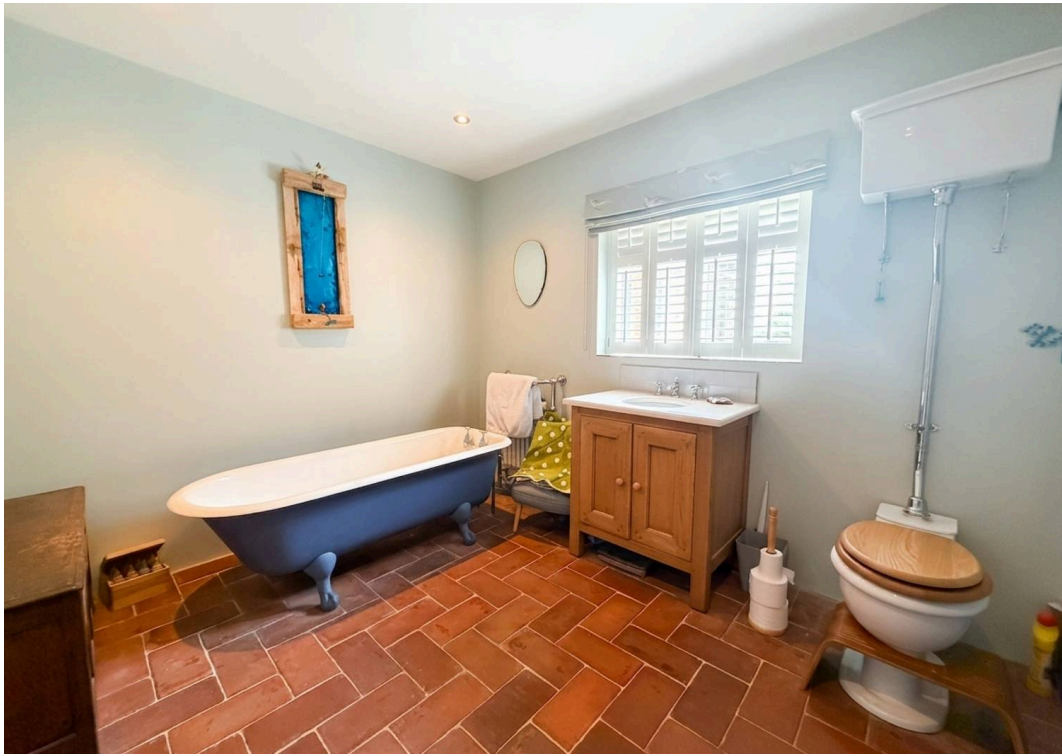
**4 Parking Spaces**

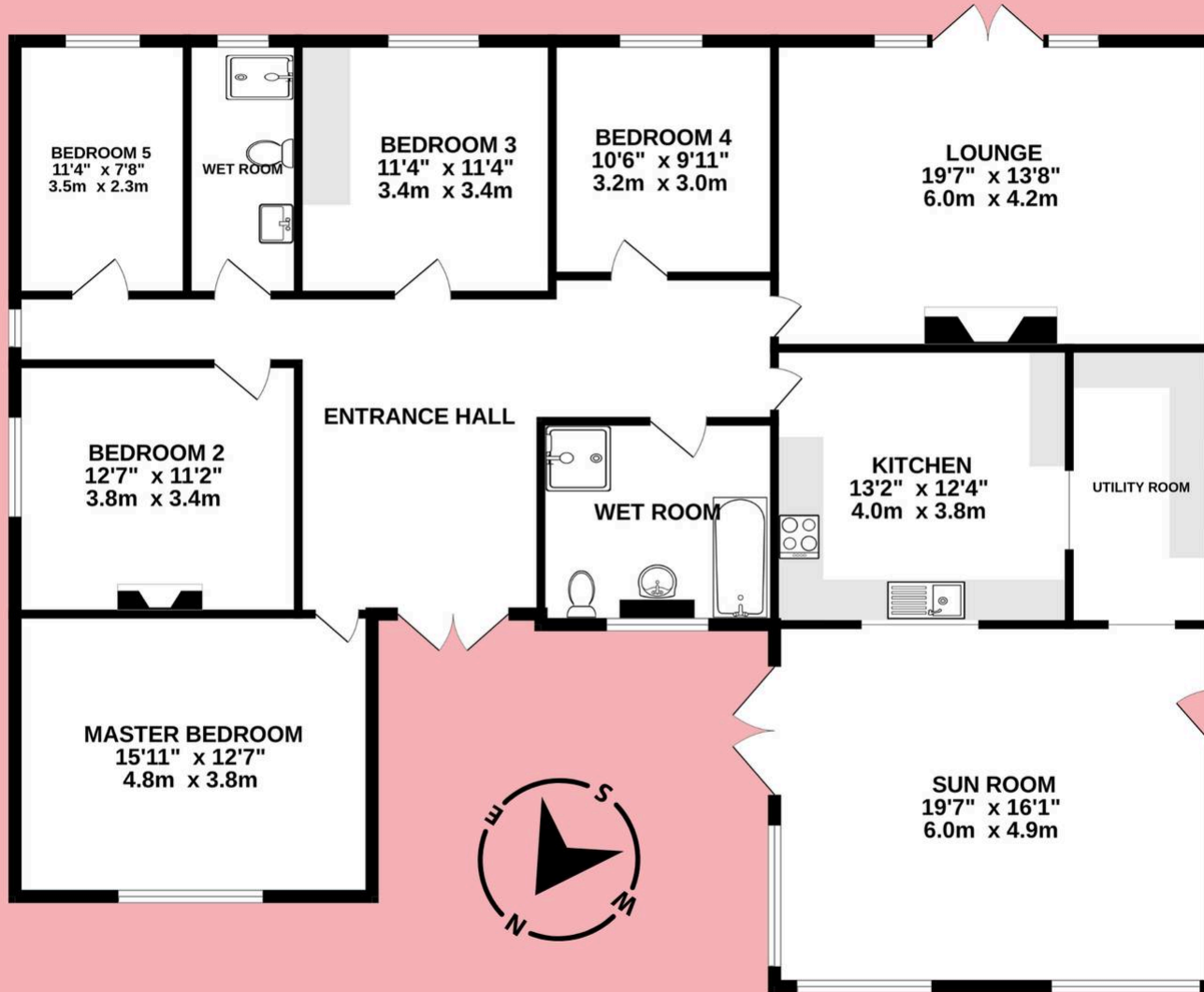
**DOUBLE GARAGE**

**OFF STREET**









This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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).



## David Grace Estate Agents

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