



Pinfold Road

Castle Bytham, Grantham, NG33 4RG

Price Guide £575,000

Richardson

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A lovely period home of stone and brick construction under a pantile and blue slate roof, which has character and charm throughout. The property has been at the heart of village life for a number of years, historically with part of the building used as a bakery and pot shop, and until the 2010's it was the village post office and store, there is still a post box to the outside wall. The former pot shop and old bakery are built of stone and offer great space at both ground and first floor, currently used as storage with exposed paved flooring, open roof trusses as well as a barrel cellar with earth floor under the old pot shop. A pretty courtyard garden to the back has a covered porchway and door into the hallway again with exposed flooring. The breakfast room has a feature inglenook style fire place and an opening to a galley style kitchen with some built in appliances and plenty of storage cupboards. The snug has a stove and bi fold doors out to the large garden. A separate dining room opens up to a large front room with recently installed double glazed picture windows. Also to the ground floor is a utility, separate cloakroom and further store room. To the first floor is a two way landing with master bedroom having an ensuite shower room. There is a family bathroom and 2 further double bedrooms and a twin bedroom off the large rear landing. Externally is off road parking for vehicles and a large garden with patio areas, extensive lawns with shrubs and fruit trees.

Former pot shop
17'5" x 9'1" (5.33m x 2.78m)

Cellar
17'5" x 9'1" (5.33m x 2.78m)

Loft room
17'5" x 9'1" (5.33m x 2.78m)

Store

Former Bakehouse area (Ground Floor)
26'5" x 19'9" (8.06m x 6.03m)

Former Bakehouse area (First Floor)
33'9" x 19'9" (10.31m x 6.03m)

Entrance hall

Breakfast room
17'1" x 10'5" (5.21m x 3.18m)

Kitchen
19'4" x 7'9" (5.91m x 2.37m)





Snug
17'1" x 13'8" (5.21m x 4.17m)

Dining room
25'11" x 11'6" (7.92m x 3.53m)

Front room/sitting room
26'5" x 17'4" (8.06m x 5.3m)

Utility room

Cloakroom

Store room

First floor landing

Bedroom
16'4" x 13'6" (5m x 4.13m)

Ensuite shower room

Family bathroom

Rear landing
23'10" x 14'0" (7.28m x 4.29m)

Bedroom
11'10" x 11'5" (3.63m x 3.5m)

Bedroom
13'1" x 12'5" (4.01m x 3.79m)

Bedroom
17'5" x 17'4" (5.33m x 5.3m)

External details

Off road parking for several cars. A surprisingly large garden is laid mainly to lawn with patio areas, mature fruit trees, well stocked beds and borders, and mature shrubs. In all approximately 0.24 acre, There is also storage and an outside wc.

Tenure

Freehold

Services

Mains water, electricity and sewage.Oil fired central heating

Council tax

South Kesteven District Council tax band F

Agents notes

The property is within the Conservation Area of Castle Bytham, but is not Listed.

Communication

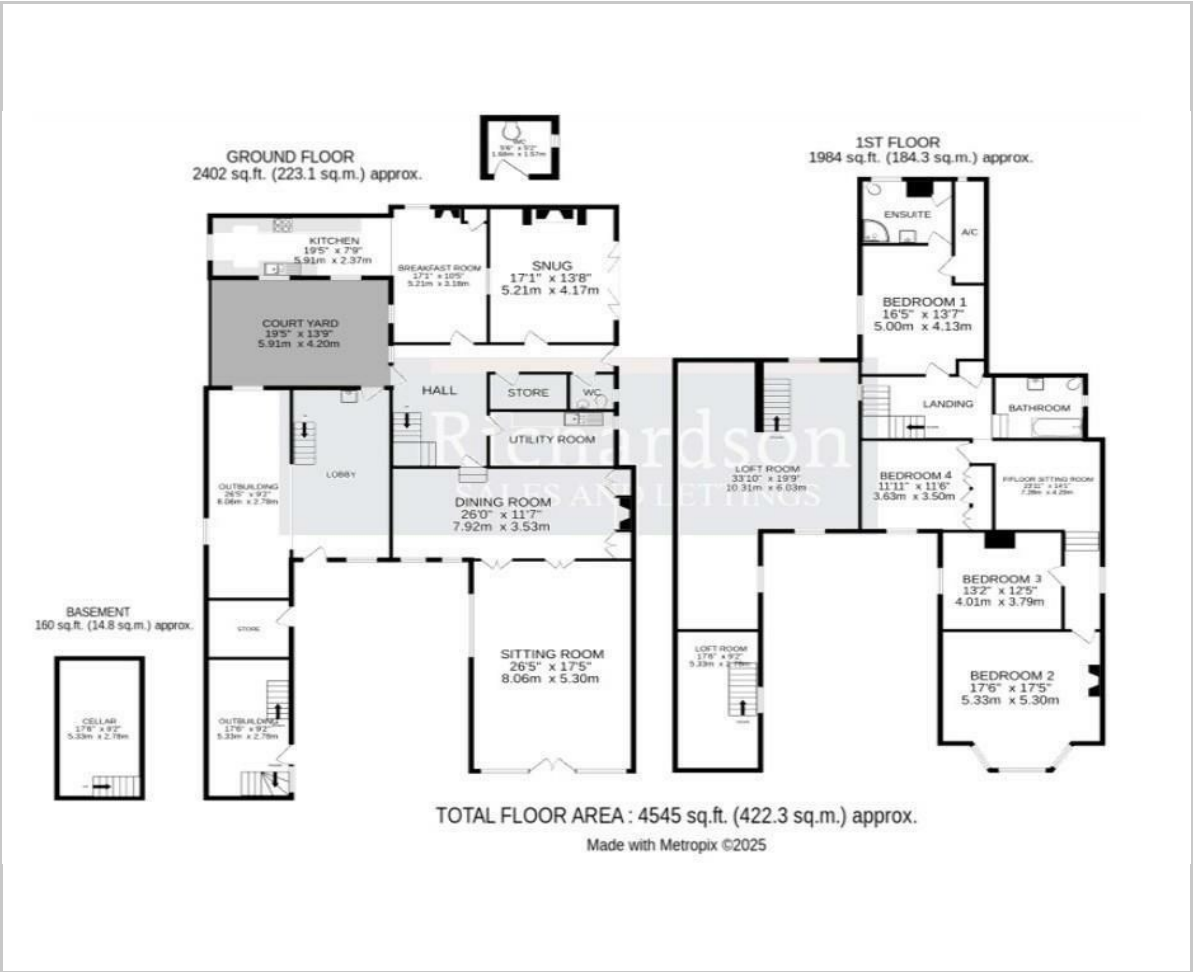
According to Ofcom: Superfast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing

Telephone appointment with Richardson
post@richardsonsurveyors.co.uk



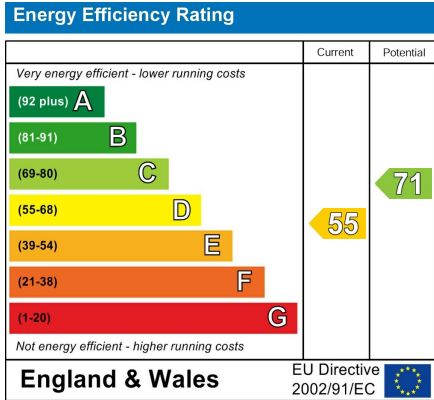
Floor Plan



Area Map



Energy Efficiency Graph



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