



7 Lime Grove, Caythorpe
Grantham, Lincolnshire, NG32 3DH

NEWTONFALLOWELL 

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Guide Price £300,000 to £315,000

A VIDEO INTRODUCTION IS AVAILABLE ON THE VIDEO TAB.

GUIDE PRICE £300,000 TO £315,000 - Located in the highly desirable village of Caythorpe is this impeccable detached home that has been lovingly overhauled and completely refurbished by the current owners over the course of the last few years. The stylish property offers many features and space for the family to be able to move into and enjoy right away. The accommodation comprises of Reception Hall, Lounge with a feature multi-fuel stove, Kitchen Diner, Conservatory, Utility/Boot Room, Cloakroom, FOUR BEDROOMS with a stylish En-suite Bathroom and a Family Shower Room. The property also benefits from newly fitted UPVC double glazing, a new oil central heating system and an alarm. Outside to the front, there is an ample gated driveway leading to a Garage. To the rear there are southwest facing gardens to enjoy the very best of the British summertime and a decorative feature raised pond to watch over. An early viewing of this home is considered essential to fully appreciate the space and quality, and to avoid disappointment.

ACCOMMODATION



Note

The current vendors have now owned the property for approximately 4 years and in that time, up until December 2018, they have carried out a full renovation scheme to include taking back to the brick and re-plastering the walls and ceilings, installing a new kitchen, new utility, cloakroom, en suite and bathroom including re-modelling of the upstairs to incorporate the en suite to the master bedroom. There has been a new heating system installed with new oil tank and boiler and radiator system internally, new uPVC double glazed windows, new internal doors, re-decoration, new flooring and a new staircase added. The fencing has also been added by the current owners.

RECEPTION HALL

15'8" x 6'0" (4.78m x 1.83m)

With bespoke fit solid oak partially obscure glazed entrance door, double radiator, wood plank effect flooring, smoke alarm, recessed spotlighting, feature exposed brickwork, door to the garage and oak staircase rising to the first floor landing. A pair of oak glazed doors leads through to:

LOUNGE

15'0" x 11'9" (4.57m x 3.58m)

With uPVC double glazed window to the front aspect, double radiator, feature chimney breast with exposed brick and timber surround and a slate hearth with inset multi fuel stove and wood plank effect flooring.

KITCHEN DINER

18'0" x 8'9" (5.49m x 2.67m)

With uPVC double glazed window to the rear aspect, double radiator, wood plank effect flooring, under stairs storage cupboard with shelving and light, a square edged work surface with inset one and a half bowl stainless steel sink and drainer with high rise mixer tap over, high gloss base level cupboards and drawers with further machine eye level cupboards, space for 90cm range cooker (cooker available by separate negotiation if required), glass splashbacks and stainless steel and glass extractor chimney over, integrated fridge freezer, kick plate lighting and recessed spotlighting. An open arch leads to:

CONSERVATORY

9'0" x 9'0" (2.74m x 2.74m)

Of dwarf brick wall construction with uPVC double glazed units above and a polycarbonate roof, a set of uPVC double glazed French doors to the garden with built-in blind system in the doors, wall mounted electrically operated thermostatically timer controlled radiator and wood plank effect flooring.

UTILITY / BOOT ROOM

9'5" x 9'0" (2.87m x 2.74m)

With uPVC double glazed window to the side aspect, uPVC half obscure double glazed door to the garden, ceramic tiled floor, double radiator, square edge work surface matching that in the kitchen with cupboards beneath and a further wall mounted cupboard, space and plumbing for washing machine, recessed spotlighting, integrated dishwasher and floor standing oil fired central heating boiler, a further floor standing cupboard currently used for shoe storage. Door to:

CLOAKROOM

With uPVC obscure double glazed window to the side aspect, single radiator, ceramic tiled floor and a 2-piece white suite comprising low level WC with hidden cistern and wash handbasin inset to a vanity unit with storage beneath.

FIRST FLOOR LANDING

With drop down loft hatch, alarm control panel, mobile control panel, airing cupboard housing the hot water tank and having shelf storage, a further shelved storage cupboard.

MASTER BEDROOM

14'3" x 9'5" (4.34m x 2.87m)

Having uPVC double glazed window to the front aspect, double radiator and a wood plank effect floor and door to built-in wardrobe.

RE-FITTED EN SUITE

10'1" x 7'3" (3.07m x 2.21m)

With uPVC obscure double glazed window to the side and rear aspect, single radiator, integrated extractor fan incorporating recessed spotlight, attractive textured tiling, feature exposed beam, high gloss ceramic tiled floor, recessed spotlighting and a 3-piece white suite comprising low level WC, contemporary sink set to a vanity unit with drawer storage beneath and a 'P' shaped panelled bath. There is also a double built-in cupboard with hanging rail and shelf storage.

BEDROOM TWO

11'9" x 9'10" (3.58m x 3.00m)

Having uPVC double glazed window to the front aspect, single radiator, wood plank effect flooring, double built-in wardrobe.

BEDROOM THREE

12'4" x 10'3" (3.76m x 3.12m)

With uPVC double glazed window to the rear aspect, single radiator, wood plank effect flooring and double built-in wardrobe with hanging rail and shelf storage.

BEDROOM FOUR

8'0" x 7'8" (2.44m x 2.34m)

With uPVC double glazed window to the front aspect, single radiator and a wood plank effect floor.



SHOWER ROOM

7'5" x 5'10" (2.26m x 1.78m)

Having two uPVC obscure double glazed windows to the rear aspect, single radiator, high gloss ceramic tiled floor, wall mounted floating cupboard storage, recessed spotlighting, exposed feature beam and a 3-piece white suite comprising low level WC, wash handbasin set to a vanity unit with drawer storage beneath and an over sized fully tiled shower cubicle with sliding glazed shower screen and electric shower within.

OUTSIDE

Wrought iron double gates lead on to a gravelled driveway with off-road parking for 2 cars which leads towards the garage. There is a lawned front garden with hedging and fencing to the boundaries. A gate on the side leads on to the rear garden. Above the front entrance door is an oak frame and tiled storm porch. The rear garden is of a south west orientation with patio seating across the rear, an oak framed storm porch with pan tile roof across the rear door, a lawned garden with well stocked raised flower beds with timber edging. There is concrete post and gravel board fencing to the boundaries. There is also a raised decorative pond with shrubs to its borders and to the side there is a gravelled area with timber log store, outside lighting and cold water tap. To the opposite side there is a corrugated roof side storage shed and LPG bottle gas point. There is also an oil storage tank screened by fencing.

GARAGE

15'4" x 9'7" (4.67m x 2.92m)

Having a pair of timber doors, newly installed half obscure composite door to the side, door to the reception hall, electrical consumer unit and modern Smart meter, power and lighting.

SERVICES

Mains water, electricity and drainage are connected. The property has oil fired central heating. There is no gas supply laid to Caythorpe.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue out of town through Manthorpe, past Belton and Syston and through Barkston. Take the left turn shortly thereafter following the A607 Lincoln road and continue through Carlton Scroop and Normanton, past Frieston and taking the left turn on the bend on to High Street. Take the right turn on to Lime Grove and follow the road round the bend nearly to the end. The property is on the left-hand side.





CAYTHORPE VILLAGE

Approximately 8.5 miles to the north of Grantham, 17 miles from Lincoln and 13 miles from Newark, Caythorpe is a charming village with a general store, public houses, Post Office, junior school, doctors surgery, Church and active local sports club. In addition the village is within the catchment area of both Sleaford and Grantham grammar schools. There is also a regular bus service running between Grantham and Lincoln hourly each way.

AGENT'S NOTE

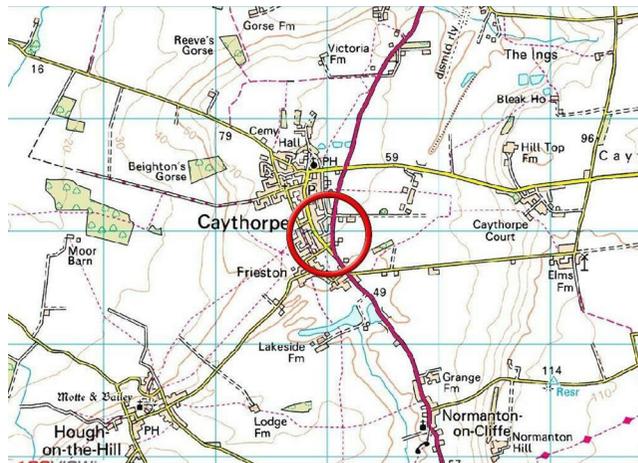
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Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.

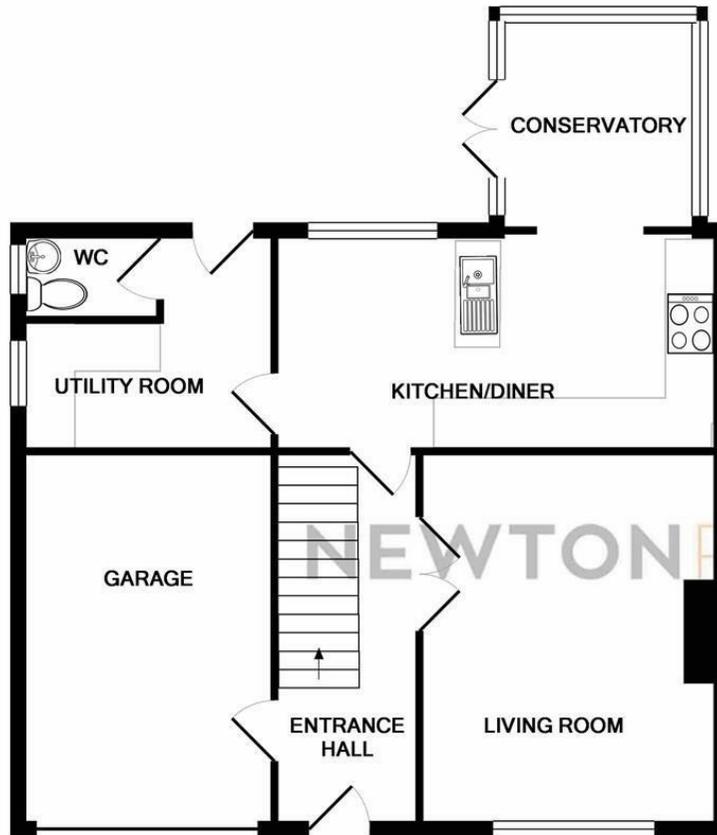
ADVISORY

** MONEY LAUNDERING REGULATIONS – In order to expedite the process of agreeing a sale, prospective purchasers will be required to produce ID and proof of funds documentation at their earliest convenience **

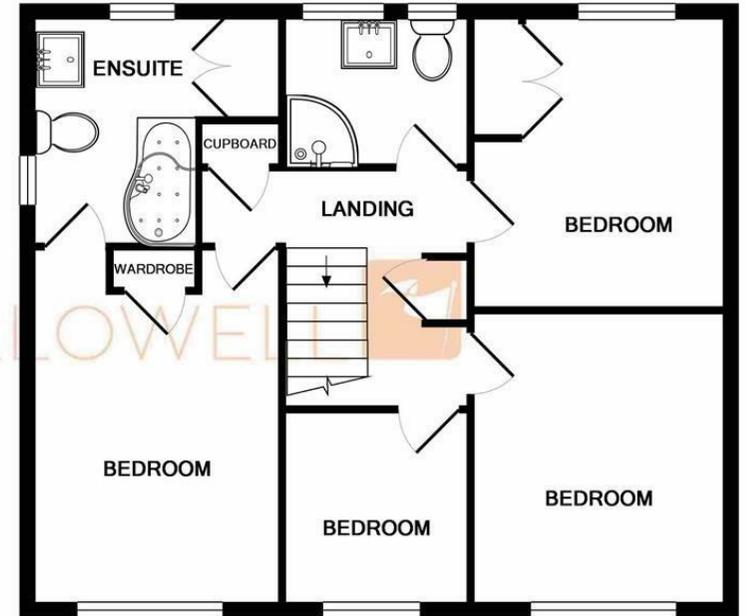




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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