



**Bytham Heights, Castle Bytham**  
Grantham, Lincolnshire, NG33 4ST

**NEWTON**FALLOWELL 

**Bytham Heights, Castle Bytham**  
**Grantham, Lincolnshire, NG33 4ST**  
**£300,000 Freehold**

Situated within the highly sought-after village of Castle Bytham sits this desirable four bedroom detached family home. The property boasts a generous living room, modern kitchen, separate dining room, utility room, conservatory, downstairs WC, four bedrooms, three-piece family bathroom, and an en-suite to the main bedroom. The property also benefits from its south-west facing garden with open field views, integral single garage and off-road parking.

On entering the property you are initially met by an airy entrance hall, with the first door on your right showing you into a useful downstairs WC. Opposite the hallway, a generous living room is found, enjoying a bay window and treated parquet flooring. To the rear of the property there is a separate dining room, containing sliding doors showing you into a naturally bright conservatory. A modern fitted kitchen is found central to the property, and provides access into a practical utility room. The utility room containing space for a washing machine & dishwasher and also access into the integral single garage. To the first floor, the landing space separates four well-balanced bedrooms and a modern three-piece family bathroom. The main bedroom further benefits from an en-suite shower room.

Outside the front of the property a well-maintained front garden is found next to a block paved driveway. The private rear garden enjoys south-westerly aspects and stunning views over open fields. With so much on offer, we highly recommend you view this one at your earliest convenience.



**Entrance Hall**

**Downstairs WC**

5'10 x 2'9 (1.78m x 0.84m)

**Living Room**

14 x 12'2 (4.27m x 3.71m)

**Dining Room**

12'4 x 8'4 (3.76m x 2.54m)

**Kitchen**

13'4 x 9'4 (4.06m x 2.84m)

**Utility Room**

7'10 x 7'9 (2.39m x 2.36m)

**Conservatory**

12'9 x 8'3 (3.89m x 2.51m)

**Bedroom One**

12'4 x 11'1 (3.76m x 3.38m)

**En-Suite**

9'4 x 5'7 (2.84m x 1.70m)

**Bedroom Two**

11'4 x 8'6 (3.45m x 2.59m)

**Bedroom Three**

7'4 x 6'10 (2.24m x 2.08m)

**Bedroom Four**

7'4 x 6'10 (2.24m x 2.08m)

**Bathroom**

9 x 5'10 (2.74m x 1.78m)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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 the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



**GROUND FLOOR**  
759 sq.ft. (70.5 sq.m.) approx.



**1ST FLOOR**  
489 sq.ft. (45.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2021



t: 01778422567  
e: bourne@newtonfallowell.co.uk  
www.newtonfallowell.co.uk