



BY DESIGN

*27 High Street*

Caythorpe, Grantham, Lincolnshire, NG32 3DR

# A wonderful four-bedroom detached family home offering spacious and versatile accommodation

A wonderful four-bedroom detached family home offering spacious and versatile accommodation of approximately 2,600 sq. ft. is situated in the heart of the picturesque village of Caythorpe. The property benefits from private south-westerly facing walled gardens, a range of useful outbuildings, a spacious integral garage, and parking for several vehicles. It is conveniently located within close proximity to Grantham's high-speed rail network to London Kings Cross (approximately 60 minutes).









# Accommodation

The ground floor accommodation is accessed through an entrance area leading into the main hallway. The reception rooms consist of a spacious lounge with a feature fireplace, a dining room, a kitchen and a utility room.

Notably, there are two sets of staircases that access the first-floor accommodation: the first leads to four well-proportioned bedrooms, two bathrooms and a study, while the second leads to a versatile vaulted garden room with double aspect views.

Externally, the property boasts a central position within the heart of the village, featuring a spacious driveway providing parking for several vehicles, generous and well-proportioned south westerly facing gardens, a range of outbuilding and an oversized garage.











# Location and Services

Caythorpe boasts an excellent primary school, rated 'Good' by Ofsted, a convenience store with a post office, a village hall, a medical practice, two highly regarded pubs serving food, a sports field and a cricket club. The surrounding countryside offers plenty of opportunities for outdoor recreation, including walking, cycling, and horse riding. The village is surrounded by farmland, rolling hills, and woodlands, providing a tranquil and scenic environment.

The sought-after village of Caythorpe lies 9 miles north of the market town of Grantham. There is a variety of schooling in the district, including excellent grammar schools for both girls and boys. The National Trust's Belton House is located a short distance away, as is the Belton Woods hotel, spa, and golf resort. Commuters are well-served by Grantham's high-speed rail network to London Kings Cross (approximately 60 minutes).

Lincoln, located 20 miles north, is a historic yet vibrant city with its magnificent cathedral and castle high on the hill, surrounded by quaint shops, galleries, and museums, including the popular Bailgate shopping area. There are two universities and everything you would expect from a major city.

Services: Mains electrics, water and drainage, Oil fired central heating

Local Authority: South Kesteven District Council

Council Tax Band: F | Epc Rating: F | Sat Nav: NG32 3DR





# 27 HIGH STREET CAYTHORPE

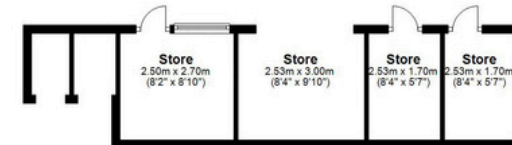
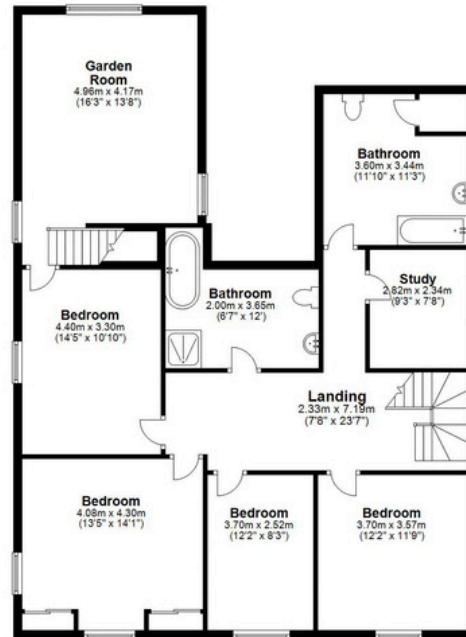
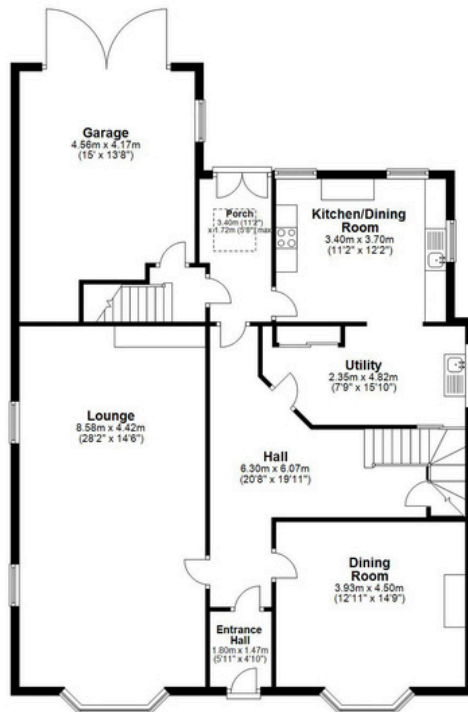
GROUND FLOOR = 114.0 SQ M/ 1227.4 SQ FT

FIRST FLOOR = 128.8 SQ M/ 1385.9 SQ FT

OUTBUILDINGS = 26.8 SQ M/ 288.2 SQ FT

GARAGES = 23.5 SQ M/ 252.5 SQ FT

TOTAL = 293.1 SQ M/ 3148.0 SQ FT





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National audience

*local knowledge*