



6 Rutland Close, South Witham Freehold £335,000

Hurfords

# Key Features



- Spacious four-bedroom detached family home
- Two reception rooms plus conservatory
- Study and separate utility room
- Four good-sized bedrooms including en-suite to main bedroom
- Family bathroom with bath and separate shower

Hurford's are delighted to present this spacious four-bedroom detached family home, situated on a quiet cul-de-sac in the popular village of South Witham, near Grantham.

Occupying a generous plot, this well-maintained home offers versatile living space and excellent potential for modernisation, making it ideal for growing families or those looking to create their forever home.

The ground floor features a welcoming entrance hall, a large dual-aspect lounge with a bay window, and a separate dining room leading through to a bright conservatory overlooking the rear garden. The kitchen offers ample storage and workspace, complemented by a utility room and a convenient downstairs WC. A study to the front of the home provides an ideal space for home working.



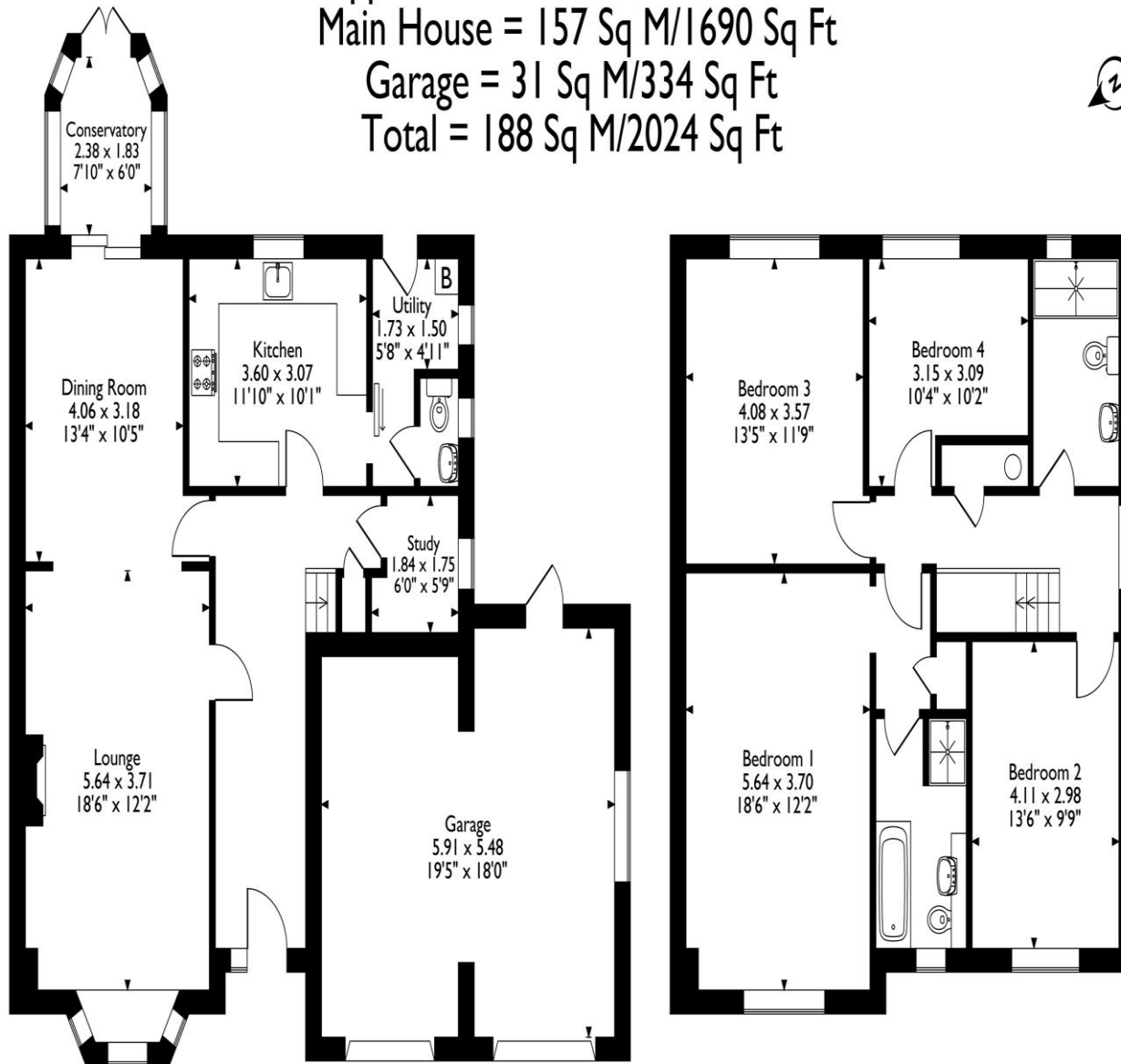
6, Rutland Close, South Witham, Grantham, Lincolnshire

Approximate Gross Internal Area

Main House = 157 Sq M/1690 Sq Ft

Garage = 31 Sq M/334 Sq Ft

Total = 188 Sq M/2024 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a spacious family bathroom with both a bath and separate shower enclosure.

Outside, the property benefits from a substantial driveway providing ample parking and access to a double garage. The rear garden is mainly laid to lawn with patio areas and mature borders, offering plenty of scope for outdoor relaxation or family gatherings.

Located in a desirable residential area, this property enjoys easy access to local amenities, nearby countryside walks, and good transport links to Stamford, Grantham, and the A1.

This is a wonderful opportunity to secure a substantial family home with great potential in a sought-after village setting.

To view this property call Hurfords on: 01780 752136

# Selling your property?

Contact us to arrange a FREE home valuation.

 01780 752136

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