



  
**NEWTON  
FALLOWELL**  
01778 422567  
[newtonfallowell.co.uk](http://newtonfallowell.co.uk)  
**FOR SALE**

**Station Road, Castle Bytham**  
Grantham, Lincolnshire, NG33 4SB

**NEWTON**FALLOWELL 

**Station Road, Castle Bytham**  
**Grantham, Lincolnshire, NG33 4SB**  
**£400,000**

GUIDE PRICE £400,000 - £425,000. This generous detached family home is situated within the highly desirable village of Castle Bytham, benefitting from truly STUNNING VIEWS to the rear. The extensive accommodation comprises of two reception rooms, spacious kitchen, utility room, FOUR BEDROOMS, family bathroom and integral garage. Outside there is off-road parking for multiple vehicles, with the rear garden backing onto fields.

Upon entering the property you are met by a bright and airy entrance hall, offering access through to the lounge and dining room, as well as stairs to the first floor landing. The dual-aspect lounge benefits from an open fireplace, with both the lounge and dining room offering doors to the rear garden and open field views. The kitchen is extremely spacious, with ample worktop space, two integrated ovens and two hobs, space for two free-standing fridge freezers and dishwasher, as well as Belfast sink. There is also access into the useful utility room, housing access into the integral garage. Upstairs the landing separates four bedrooms, with two of the bedrooms hosting built-in wardrobes, as well as a three-piece family bathroom.

To the front of the home, the driveway provides off-road parking for multiple vehicles, as well as access to the garage. To the rear, the garden boasts both patio and decked seating areas, alongside lawn, backing onto open fields providing spectacular views.



**Entrance Hall**

**Living Room**

22'6 x 11'00 (6.86m x 3.35m)

**Dining Room**

13'8 x 13'8 (4.17m x 4.17m)

**Kitchen**

19'11 x 8'10 (6.07m x 2.69m)

**Utility Room**

9'2 x 8'10 (2.79m x 2.69m)

**Downstairs WC**

5'7 x 3'3 (1.70m x 0.99m)

**Master Bedroom**

14'1 x 12'00 (4.29m x 3.66m)

**Bedroom Two**

11'8 x 10'11 (3.56m x 3.33m)

**Bedroom Three**

10'11 x 10'5 (3.33m x 3.18m)

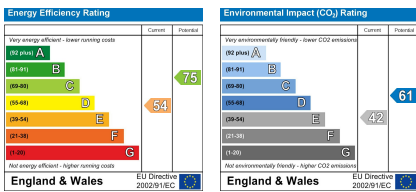
**Bedroom Four**

10'2 x 9'7 (3.10m x 2.92m)

**Bathroom**

7'5 x 6'6 (2.26m x 1.98m)





**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.

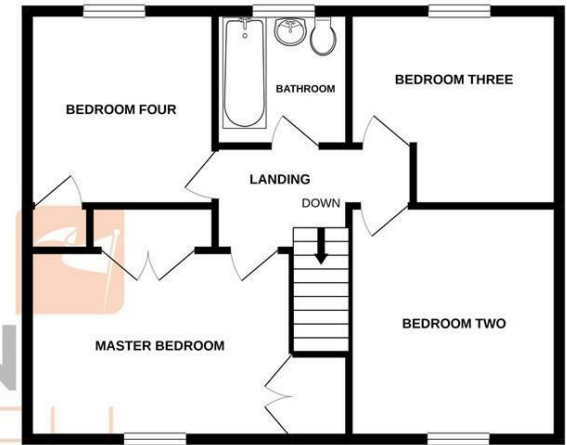
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you 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



1ST FLOOR



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 ©2020



t: 01780 754530  
e: [stamford@newtonfallowell.co.uk](mailto:stamford@newtonfallowell.co.uk)  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)