



## 91 Creton Road, Little Bytham, Grantham, Lincolnshire, NG33 4PX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Lawn Wood is a fine example of a mature family home in a picturesque setting in the popular village of Little Bytham. The property sits in an elevated position with a gravelled parking area to the front, with the annex and garaging to the side.

The ground floor accommodation comprises of an elegant entrance hall, well appointed dual aspect drawing room, a sitting room, wood panelled snug, a large conservatory which leads out onto the swimming pool terrace, large breakfast kitchen with views over the gardens, a utility room, an office and rear entrance hall with wc. Each aspect of the ground floor has a wealth of features in each room creating a very elegant aesthetic throughout the house. To the first floor in the master bedroom with large walk in bay window overlooking the front of the property. This room also benefits from a dressing room and en suite shower room. There are a further four double bedrooms on the first floor, one benefiting from a large en suite bathroom and its own conservatory/reading room. There is also a large family bathroom which has been recently refitted. To the second floor is a large attic/ hobby room. The grounds the property extend to approx. 1 1/4 acres and lie predominantly to the rear. The formal lawned gardens offer a secluded area directly to the rear of the property alongside the swimming pool and terrace. There is also a large orchard, vegetable gardens a double garage.

The property also benefits from a two bedroom annex which could be converted to a variety of uses subject to planning. The annex accommodation comprises on the ground floor of an open plan sitting dining kitchen, utility room, two bedrooms and family bathroom, with a large sitting room with balcony to the first floor. An early viewing is strongly advised to appreciate the elegance of this beautiful family home.

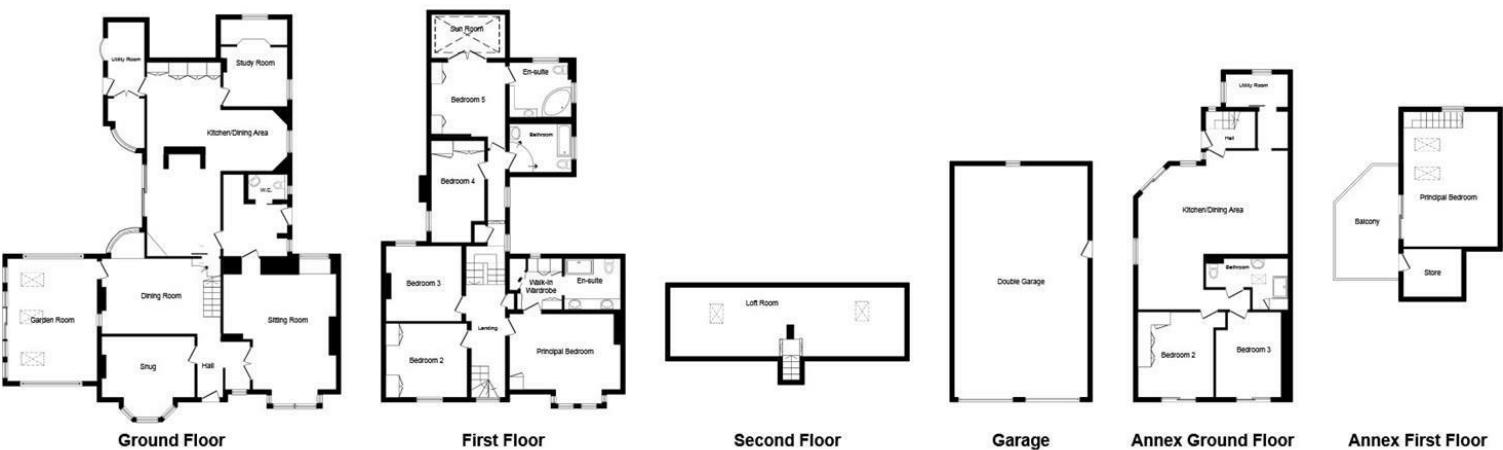
**Guide price £1,050,000 Freehold**

- Elegant family home
- Open views to the front aspect
- Five bedrooms in main house
- Three reception rooms
- No onward chain
- Separate two bedroom annex
- Swimming pool
- Large gardens and orchard
- Viewing highly recommended
- EPC-

## ACCOMMODATION:

<b>Entrance hall</b>	<b>Dressing Room</b>	<b>Attic Room</b>
	3.45m x 1.83m (11'4 x 6'0)	10.67m x 3.18m (35'0 x 10'5)
<b>Sitting Room</b>	<b>Ensuite</b>	<b>Beech Lodge</b>
6.02m x 5.21m (19'9 x 17'1)	2.39m x 1.83m (7'10 x 6'0)	<b>Dining Area</b>
<b>Snug</b>	<b>Bedroom Two</b>	5.11m x 2.74m (16'9 x 9'0)
4.29m x 4.04m (14'1 x 13'3)	3.81m x 3.66m (12'6 x 12'0)	<b>Kitchen Area</b>
<b>Dining Room</b>	<b>Bedroom Three</b>	3.58m x 4.32m (11'9 x 14'2)
5.49m x 3.56m (18'0 x 11'8)	3.56m x 3.63m (11'8 x 11'11)	<b>Utility</b>
<b>Garden Room</b>	<b>Bedroom Four</b>	2.54m x 1.93m (8'4 x 6'4)
6.68m x 4.11m (21'11 x 13'6)	3.94m x 2.59m (12'11 x 8'6)	<b>Bedroom One</b>
<b>Kitchen Diner</b>	<b>Bedroom Five</b>	3.66m x 3.43m (12'0 x 11'3)
8.59m x 6.45m irregular shape (28'2 x 21'2 irregular shape)	12'0 x 13'3 (39'4"0'0" x 42'7"9'10")	<b>Bedroom Two</b>
<b>Utility</b>	<b>Ensuite</b>	3.91m x 3.40m (12'10 x 11'2)
3.38m x 1.70m (11'1 x 5'7)	2.90m x 2.67m (9'6 x 8'9)	<b>Bathroom</b>
<b>Study</b>	<b>Sun Room</b>	4.39m x 2.36m (14'5 x 7'9)
4.01m x 2.72m (13'2 x 8'11)	3.63m x 1.88m (11'11 x 6'2)	<b>Sitting Room</b>
<b>Bedroom One</b>	<b>Family Bathroom</b>	6.27m x 4.39m (20'7 x 14'5)
5.31m x 4.34m (17'5 x 14'3)	2.82m x 2.44m (9'3 x 8'0)	

## FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.