



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

**NEWTON**FALLOWELL 

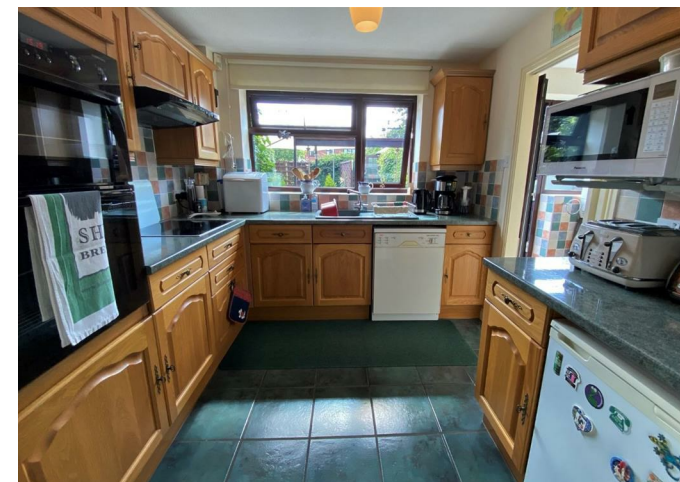


**Bytham Heights, Castle Bytham**  
**Grantham, Lincolnshire, NG33 4ST**  
**£295,000 Freehold**

Situated within the desirable village of Castle Bytham sits this generous four bedroom detached family home. The property boasts a generous living room, dining room, kitchen, utility room, downstairs WC, four spacious bedrooms, family bathroom, and an en-suite to the main bedroom. The property also benefits from a block-paved driveway, single garage, and beautifully presented rear garden.

On entering the property, you are initially met by an entrance hall, containing the stairway rising to the first floor. The first door on your left shows you into a generous living room, enjoying a feature log burner. To the rear is a separate dining room, offering french doors looking out over the rear garden. The dining room takes you through into the kitchen, benefitting from a utility room and a downstairs WC. To the first floor, the landing space separates four well-balanced bedrooms and a three-piece family bathroom. Two of the bedrooms enjoy fitted wardrobes, with the main bedroom benefitting further from an en-suite shower room.

Outside the front of the property a well-maintained garden is found next to a block-paved driveway. The drive leads you to a useful single garage. To the rear is a stunning west-facing rear garden benefitting from a summerhouse and shed.





**Entrance Hall**

**Living Room**

15'1 x 12'4 (4.60m x 3.76m)

**Dining Room**

11'1 x 9 (3.38m x 2.74m)

**Kitchen**

10'11 x 8'8 (3.33m x 2.64m)

**Utility Room**

5'2 x 5'2 (1.57m x 1.57m)

**Downstairs WC**

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

**Bedroom One**

12'6 x 11'10 (3.81m x 3.61m)

**En-Suite**

9 x 3'9 (2.74m x 1.14m)

**Bedroom Two**

10'4 x 9'1 (3.15m x 2.77m)

**Bedroom Three**

11'7 x 8'4 (3.53m x 2.54m)

**Bedroom Four**

11'4 x 8 (3.45m x 2.44m)

**Bathroom**

8'3 x 6'10 (2.51m x 2.08m)



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>		(0-10) <b>A</b>	
(81-91) <b>B</b>		(11-20) <b>B</b>	
(69-80) <b>C</b>		(21-30) <b>C</b>	
(55-68) <b>D</b>		(31-40) <b>D</b>	
(39-54) <b>E</b>		(41-50) <b>E</b>	
(21-38) <b>F</b>		(51-60) <b>F</b>	
(1-20) <b>G</b>		(61-80) <b>G</b>	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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



**NEWTON  
FALLOWELL**

t: 01778422567

e: bourne@newtonfallowell.co.uk

www.newtonfallowell.co.uk