



18 Station Road, Little Bytham, Grantham, NG33 4RA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

This beautifully renovated three bedroom bungalow comes with a stunning open plan kitchen/living/dining room that has velux style windows and opens on to the rear garden. The property provides easy access to Stamford, Bourne and surrounding countryside, as well as having country views to the front.

The accommodation comprises: - Entrance hall, open plan kitchen/living/dining space, three bedrooms, bathroom and utility room.

To the rear of the property is a west facing patio and lawn garden, with access round the side to the gravel driveway at the front.

Asking Price £275,000 Freehold

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.

- Immaculately presented bungalow
 - Stunning open plan living/kitchen/diner space
 - Electric heating
 - Off street parking
 - Council Tax Band - B, EPC -D
- Three bedrooms
 - Utility Room
 - West facing patio and lawn garden
 - Easy access to Stamford, Bourne & local countryside



ACCOMMODATION:

Entrance Hall

Open Plan Kitchen/Living Dining Space
8.26m max x 7.29m max (27'1 max x 23'11 max)

Main Bedroom
4.32m x 3.38m (14'2 x 11'1)

Bedroom Two
3.35m x 2.34m (11' x 7'8)

Bedroom Three
3.35m x 2.36m (11' x 7'9)

Bathroom
2.51m x 2.26m (8'3 x 7'5)

Utility Room
2.79m x 1.96m (9'2 x 6'5)

FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io