



Bytham Road, Creton, Grantham, Lincolnshire NG33 4PY

£260,000



*****OVERSIZED TWO BEDROOM ESTABLISHED SEMI-DETACHED HOME***** Rosedale Property Agents are delighted to present this well-presented semi-detached home, ideally positioned on the edge of the village with attractive open field views to both the front and rear. The property occupies a slightly elevated position, allowing it to fully benefit from the surrounding countryside outlook. The approach to the property offers generous gravel parking and a lawned frontage bordered by mature hedging. Internally, the accommodation comprises an entrance hall, a comfortable lounge featuring a character fireplace and wood-burning stove, creating a warm and inviting living space. To the rear of the property there is a kitchen/breakfast room, along with a WC and a useful utility room. Upstairs, the property offers two spacious double bedrooms and a recently refitted family bathroom. Externally, the property truly comes into its own with an extensive rear garden, offering excellent outdoor space and significant potential to extend the property (subject to the necessary planning permissions). To fully appreciate the space, views, and potential this property offers, early viewing is highly recommended. EPC Rating: E | Council Tax Band: A

ENTRANCE HALL

Composite door to front, stairs to first floor and radiator.

LOUNGE

15' 11" x 12' 8" (4.85m x 3.86m) (approx.) UPVC window to front, wood burner, fireplace, radiator and wall mounted light fittings.

KITCHEN/BREAKFAST

15' 8" x 7' 9" (4.78m x 2.36m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, tiled flooring, range cooker, fridge freezer space and two UPVC windows to rear.

CLOAKROOM

Refitted with a two piece suite comprising WC and wash hand basin, radiator and UPVC window to side.

UTILITY

7' 5" x 6' 9" (2.26m x 2.06m) (approx.) Fitted with a range of base units, plumbing and space for washing machine and tumble dryer, tiled flooring, cupboard, floor boiler and UPVC window to rear.

LANDING

UPVC window to side and loft access.

BEDROOM ONE

15' 8" x 9' 9" (4.78m x 2.97m) (approx.) UPVC window to front, radiator, wardrobe and original fireplace surround.

BEDROOM TWO

11' 0" x 9' 7" (3.35m x 2.92m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, wood flooring, 1/2 panelling and radiator.

OUTSIDE

There is a gravel driveway with off road parking and mature shrubs.

The rear garden is laid to lawn with decking, mature shrubs, enclosed by hedging and fencing.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

