



nest
ESTATES



High Street, Little Bytham

Grantham, NG33 4QX

£435,000

SUMMARY

- 0.27 Acre Plot
- Three Bedroom Detached Bungalow
- Idyllic Village Location
- Shower Room
- Living / Dining Room
- Sitting Room & Garden Room
- Entrance Hall & Storage
- Shed Storage & Summer House

















A beautifully presented three-bedroom detached bungalow, ideally situated within the idyllic village of Little Bytham, offering spacious and versatile accommodation throughout. Set within a generous plot and benefitting from a landscaped south-facing garden, this delightful home perfectly blends comfort, practicality, and village charm.

The property is entered via a welcoming entrance porch, leading into a spacious and light-filled lounge/diner measuring 7.06m (23'2") max x 3.84m (12'7") max.

This impressive reception space provides ample room for both relaxation and entertaining, with a charming log burner creating a cosy focal point. An inner hallway leads to the remainder of the accommodation.

The separate sitting room, measuring 4.62m (15'2") x 3.66m (12'0") max, offers a versatile additional reception area—ideal as a snug, home office, or family room.

The kitchen (2.95m (9'8") x 2.95m (9'8")) is well-proportioned and thoughtfully laid out, providing practical workspace and storage.

There are three well-sized bedrooms: Bedroom One: 3.86m (12'8") x 2.77m (9'1") Bedroom Two: 3.86m (12'8") x 2.57m (8'5") Bedroom Three: 2.97m (9'9") x 2.06m (6'9") The property is served by a modern shower room, finished to a good standard.

A standout feature of the home is the delightful garden room, measuring 3.66m (12ft) x 3.66m (12ft), offering additional flexible living space with pleasant views over the garden—perfect for enjoying the outdoors year-round.

Externally, the landscaped south-facing garden provides a wonderful setting for outdoor living, complete with outbuildings offering further storage or potential workshop space. To the front and side, there are numerous off-road parking spaces, adding to the property's practicality and appeal. This charming bungalow must be viewed to be fully appreciated. Early viewings are highly recommended to truly understand everything this wonderful home has to offer. To arrange an internal inspection, please contact a member of our team on 01780 238110.

Location...

The idyllic village of Little Bytham is in very close proximity to Castle Bytham that benefits from two lovely country pubs, a village hall, doctors surgery, village shop, all only 1.5 miles away and is only half a mile away from the nearest primary school. Only 8 miles south is the historic market town of Stamford with from many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne and Oakham. The A1 road is only 3 miles away from this property.

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Ground Floor

Approx. 112.3 sq. metres (1209.2 sq. feet)

