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- Detached Character Cottage
- Beautifully Presented
- Character Features
- Open Plan Dining Kitchen
- Enclosed Garden
- Backing Onto Open Fields
- Three Bedrooms
- Detached Workshop

Station Road, Little Bytham, NG33 4RA

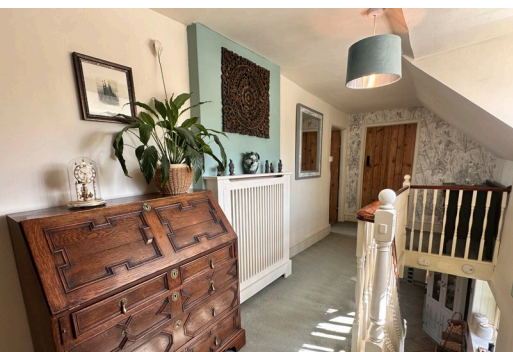
Situated in the quiet village of Little Bytham, this beautifully presented detached character cottage boasts a spacious plot with open countryside views to the rear.

With character features throughout, the well-presented accommodation comprises an entrance porch, cloakroom/utility room, attractive open plan kitchen/dining room with feature alcove and AGA, living room with feature stone fireplace and woodburner, snug with French double doors to the garden terrace. The first floor offers three good sized bedrooms and a main bathroom.

Externally, the property boasts beautifully maintained gardens to both the front and rear. The rear garden has been landscaped with low maintenance in mind, with a large decking, off-road parking to the side, a detached brick built workshop/studio and backing onto open countryside.

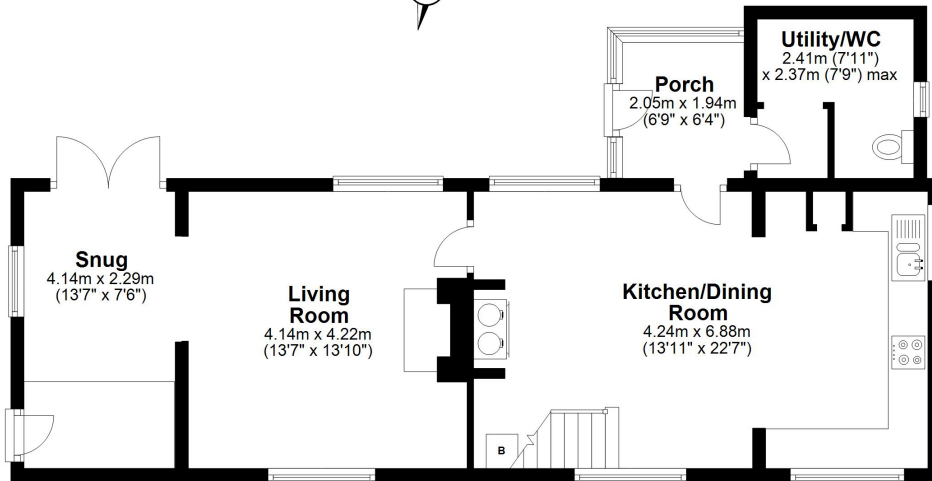
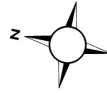
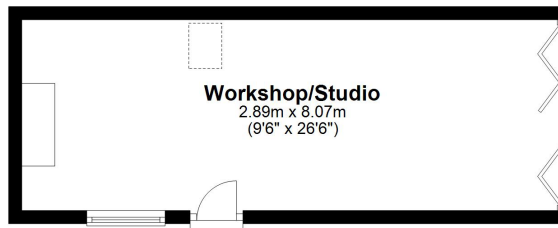
The idyllic village of Little Bytham is the neighbouring village of Castle Bytham, which benefits from two lovely country pubs, a village hall, doctors surgery and village shop. Only 8 miles South is the historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, including the renowned George hotel. 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. 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 is just 3 miles away giving quick access to both Grantham and Peterborough, both with mainline trains to London in under one hour.





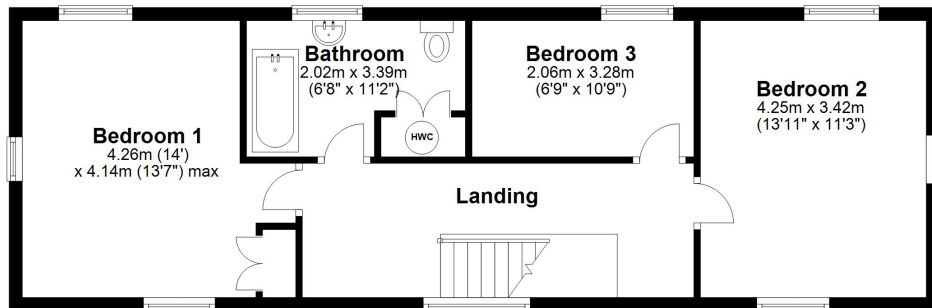
For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com

Ground Floor
Approx. 91.6 sq. metres (985.5 sq. feet)



First Floor

Approx. 57.4 sq. metres (618.1 sq. feet)



Total area: approx. 149.0 sq. metres (1603.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
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Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			82
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E		52	
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			

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