



Church Street, South Witham

Delightfully set in the older part of the village of South Witham is this character home, which has been fully renovated by the current owners.



FEATURES

- Prime Village Location
- Fully Renovated
- Versatile Reception Room
- Spacious Open-Plan Living Area
- Three Bedrooms, Master Bedroom with Ensuite
- Convenient Amenities
- Excellent Transport Links



FULL DESCRIPTION

Delightfully set in the older part of the village of South Witham is this character home, which has been fully renovated by the current owners.

Accommodation comprises entrance hall, just off the entrance hall to the left is a reception room, currently used as a library but ideal for office or playroom, downstairs WC and utility and boiler room. The main living space is all open plan with modern fitted kitchen with integrated appliances, dining area and snug area to the bottom with feature log burner and exposed stone wall running along the room. French doors open out to the garden. To the first floor is the master bedroom with ensuite and built in wardrobe. A further double bedroom and single bedroom serviced by a shower room.

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E X T E R N A L

Outside to the rear is a stunning garden with patio area for outside entertaining and slightly raised lawned garden.

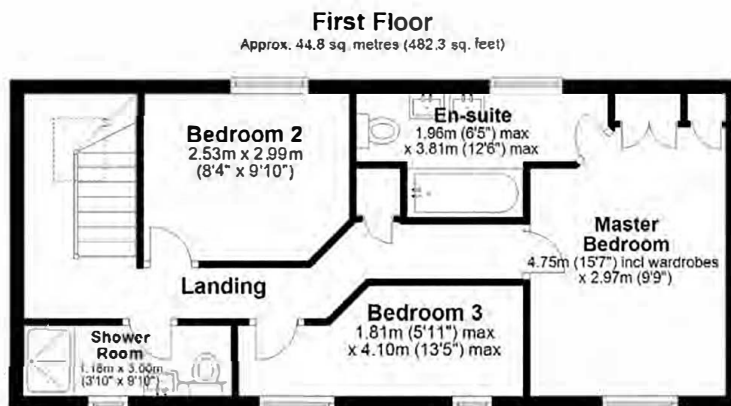
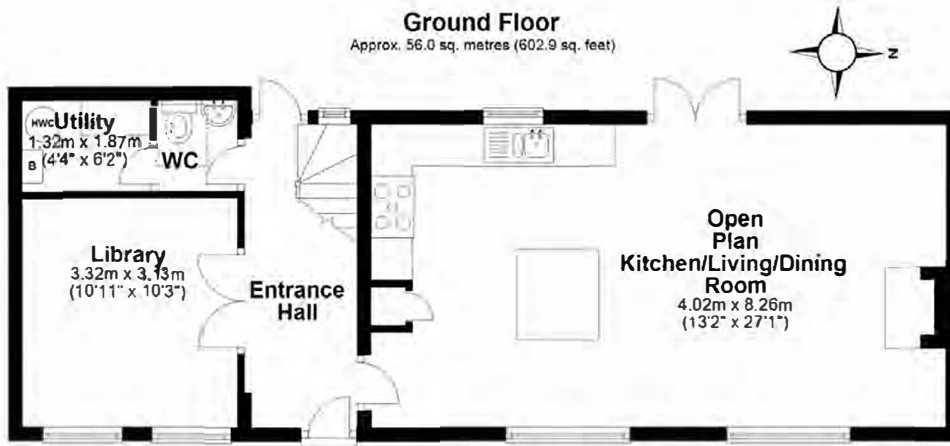
South Witham has good amenities including two pubs, school, doctors, shop, good access to A1 and to the award-winning market town of Stamford with mainline trains from either Grantham or Peterborough to London.



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Total area: approx. 100.8 sq. metres (1085.2 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
Plan produced using PlanUp.



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EPC RATING

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C	74		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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