

SOLD STC



Moor Lane, South Witham, Grantham
£139,950


MARTIN&CO



Moor Lane, South Witham, Grantham

2 Bedrooms, 1 Bathroom

£139,950

- NO UPWARD CHAIN
- Hugely Desirable Location
- Panoramic View To Open Fields
- Mid Town House
- Two Double Bedrooms

AGENTS NOTE An extremely competitively priced home offered with No Upward Chain. This modern townhouse is a property not to be missed standing in a hugely sought after location. Fronting open fields the property has a delightful setting with a panoramic aspect across over gently rolling farmland/countryside.

The property has well proportioned accommodation with two double bedrooms and a wet room/shower room to the first floor with a large, open plan living dining room and kitchen to the ground floor. The property benefits from majority double glazing, electric heating and a LPG feed offering the potential heating option to the living section. The gardens are a good size too offering off street parking to the driveway to the front and an enclosed southerly facing garden to the rear.

We feel it only professional to advise prospective buyers that the property may, by todays standards and tastes be thought to be somewhat dated and as such benefit from some further works of modernisation. Thus parties looking to buy a property to be able to improve, add value and create their ideal home, (rather than paying for someone elses) would also be attracted to this property.



As the above shows this is a property that is certain to impress and be much sought after. We therefore respectfully advise you to contact martin & Co Grantham on 01476 561 911 to book your viewing at the earliest opportunity and hopefully avoid disappointment.

ENTRANCE HALL 5' 7" x 4' 8" (1.7m x 1.42m) With main front entrance door opening to the hall. Stairs rise off and sliding door leading to the Living Dining Room.

LIVING DINING ROOM 22' 4 (max)" x 11' 7 (ave.)" (6.81m x 3.53m) The above dimensions relate to the overall size of this truly spacious open plan reception room. It provide ample space for both a sitting area and space also for a family to dine in comfort.

LIVING SECTION 13 ' 7 (max) " x 11' 5" (4.14m x 3.48m) The living section having a double glazed

window to the front elevation with pleasant aspect. Fireplace with timber edged, tiled top hearth with LPG (bottled gas) feed, tiled recess and timber mantle over. TV aerial point. The room then leads through to the dining section.

DINING SECTION 10' 10" x 8' 1" (3.3m x 2.46m) With wall mounted electric storage heater. Double glazed window to rear. Doorway to kitchen.

KITCHEN 10' 5" x 8' 3" (3.18m x 2.51m) Fitted with a range of base and eye level storage units. The base level units being surmounted by "butchers block" style worksurfaces. Space for cooker with fan hood over. Inset acrylic sink unit with mixer tap. Space and plumbing for dishwasher. Part tiling to walls. Double glazed window to side. Door to rear porch/utility.

REAR PORCH/UTILITY 7' 6" x 5' 6" (2.29m x 1.68m) With plumbing for washing machine. Windows to side and rear. Doors leading off to both an adjacent store and also a covered seating area.



STORE/OUTHOUSE Brick built store/outhouse.

COVERED SEATING AREA With folding lattice work screen/door which opens to the rear garden.

STAIRS RISE TO FIRST FLOOR.

BEDROOM 1 13' 10" x 10' 6" (4.22m x 3.2m) Notably generous double bedroom with double doors to a built in wardrobe. Double glazed window to the front elevation affording a fabulous panoramic aspect across open fields. Electric heater.

BEDROOM 2 9' 9" x 8' 11" (2.97m x 2.72m) Further double proportion room with double glazed window to rear. Again with with double doors to built in wardrobe.

SHOWER ROOM / WET ROOM 7' 8 (max)" x 6' 10 (max)" (2.34m x 2.08m) Fitted with a four piece suite comprising wash hand basin. close coupled wc, bidet

and an open plan/walk in shower area with curtain rail and curtain. Part "mermaid boarding" to walls. Extractor fan. Obscured glazed double glazed window. waterproof floor finish with inset drain for wet room shower section.

OUTSIDE The property has the benefit of a good size plot, one commensurate with the size of the property providing gardens to both front and rear. To the front of the property the garden there is a dropped kerb affording off road parking to an attractive block paved driveway this being flanked by stocked borders. To the rear of the property is an equally attractive garden. This being full enclosed and enjoying a southerly aspect. It offers an attractive flag stone section edged with stocked borders. To one end there is gated access to a footpath behind the property whilst adjacent to the property there is a pergola and then fencing creating a screen to the covered seating area.

These particulars are for the guidance of proposed

purchaser/s and do not represent the terms of a contract, they must be accepted as a guide only and are issued without any responsibility for the vendor, Martin & Co or its employees. Measurements shown in these particulars are approximate and a guide only, they should not be relied upon or taken as correct. We have not tested any services or equipment within this property. We recommend purchasers obtain legal advice & survey/s before committing to purchase. No person representing this firm has the authority to give any warranty or representation in respect of this property. New money laundering regulations require us to verify the identity of any prospective purchaser.



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GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



FIRST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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