



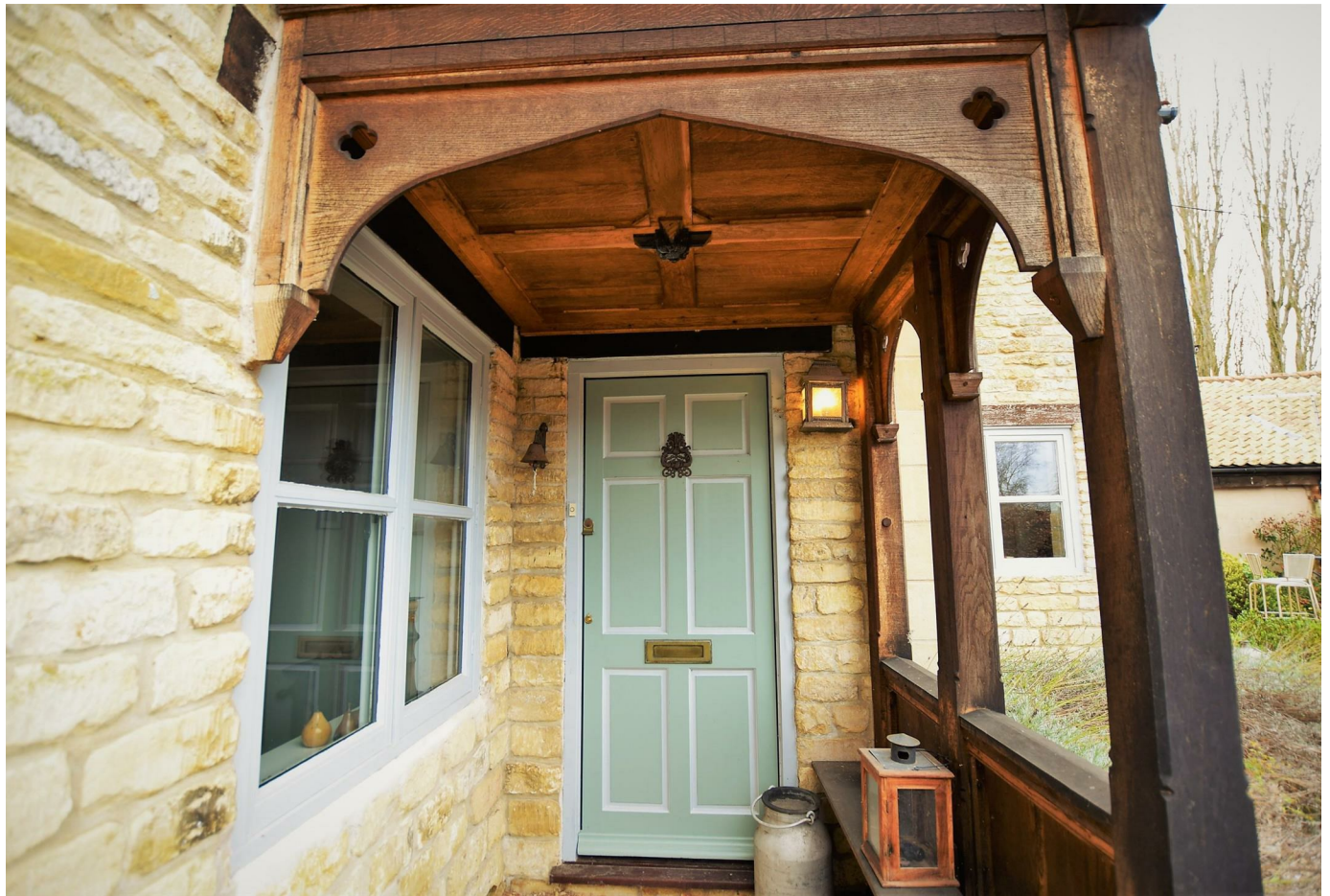
Castle Gate,

Castle Bytham, Lincolnshire, NG33 4RQ

NEWTONFALLOWELL 

Castle Gate,
Castle Bytham, Lincolnshire, NG33 4RQ
£700,000 Freehold

GUIDE PRICE £700,000 - £750,000 This large detached character property is located in the desirable village of Castle Bytham close to Stamford and Bourne. This property uniquely benefits from two separate annexes, one at the front, offering independent living space, the other to the rear of the dwelling. The main house features four large bedrooms with an en-suite to the master and family bathroom to the first floor. Downstairs there are three spacious reception rooms and a generous kitchen with utility and pantry cupboard. Outside the property has a single garage, ample off street parking and large garden. Both annexes have a bedroom, bathroom, lounge and kitchen each. Viewing is highly advised.



Entrance Porch

4'9 x 5'3 (1.45m x 1.60m)

Access via a timber front door, with space for coats and shoes, window to the front aspect and double doors to the;

Hallway

With stairs to the first floor, radiator and opening with exposed timbers and local stone that leads to the dining room.

WC

Fitted with a two piece suite comprising WC and wash hand basin with tiled splashbacks, vinyl flooring, radiator and frosted window to the side aspect.

Lounge

14'11 x 16'9 (4.55m x 5.11m)

With a log burner, TV point, patio doors to the rear garden, radiator, exposed stone and timbers and a window to the front aspect.

Dining Room

10'10 x 11'8 (3.30m x 3.56m)

With a limestone tiled floor, log burner, exposed timbers, patio doors to the rear garden and radiator.

Study

10'3 x 13'5 (3.12m x 4.09m)

With exposed timbers, Limestone tiled floor, phone point, radiator and patio doors to the rear garden.

Kitchen

12'8 x 13'8 (3.86m x 4.17m)

Fitted with a range of base and wall units to three walls with ceramic sink and drainer, plumbing for a dishwasher, tiled splashbacks, tiled floor, cooker, radiator, windows to the side and front aspects and a door to the front aspect.

Utility

6'11 x 9'1 (2.11m x 2.77m)

With matching base units to two walls, pantry cupboard, tiled floor, tiled splashbacks, plumbing for a washing machine, oil fired boiler, space for an American style fridge freezer and a window and door to the side aspect.

First Floor Landing

With radiator, Sun Tunnel, airing cupboard, loft access hatch and two Velux skylights to the rear aspect.

Bedroom 1

12'8 x 13'8 (3.86m x 4.17m)

With dual aspect windows to the front and side aspect, radiator, TV point, phone point and door to the;

En-suite

6'10 x 4'3 (2.08m x 1.30m)

Fitted with a modern three piece suite comprising WC, glass shower cubicle and wash hand basin in vanity unit, tiled walls and floor, chrome heated towel rail and frosted window to the side aspect.

Bedroom 2

10'5 x 16'9 (3.18m x 5.11m)

With radiator and windows to the front and rear aspect.

Bedroom 3

10'1 x 13'4 (3.07m x 4.06m)

With radiator and window to the front aspect.

Bedroom 4

7'5 x 12'6 (2.26m x 3.81m)

With radiator and window to the front aspect.

Bathroom

6'10 x 8'4 (2.08m x 2.54m)

Fitted with a modern three piece suite comprising WC, Jacuzzi bath and wash hand basin in vanity unit, tiled walls and floor, chrome heated towel rail and frosted window to the side aspect.

Integral Annex

Accessed via its own independent front door the Annex can be reintegrated back into the main house.

Entrance Hall

Accessed via a timber front door, with stairs to the first floor.

Kitchen

14'1 x 7'2 (4.29m x 2.18m)

Fitted with a range of base and wall units to one wall with sink and drainer, plumbing for a washing machine, space for a fridge freezer, space for a tumble dryer, tiled splashbacks, vinyl floor, oven and hob with extractor hood over, radiator and window to the side aspect.

Lounge

15'3 x 14'11 (4.65m x 4.55m)

With patio doors to the rear garden, exposed timbers, windows to the rear aspect, TV point, radiator and exposed stonework.

Bedroom

17'1 x 17'1 max (5.21m x 5.21m max)

12'9

With eaves storage, storage cupboard, radiator, windows to the rear and side aspect and a door to the;

En-suite

10'9 x 6'6 (3.28m x 1.98m)

Fitted with a four piece suite comprising WC, panelled bath, shower cubicle and wash hand basin, tiled splashbacks, chrome heated towel rail, extractor fan and frosted window to the side aspect.

Outside

External Annex

Known as Imp Cottage this detached annex sits in front of the main dwelling.

Kitchen Diner

14'1 x 11'7 (4.29m x 3.53m)

Accessed via a timber front door with dual aspect windows to the front and rear. The kitchen area features a range of base and wall units to one wall, with sink and drainer, oven and hob with extractor hood over, plumbing for a washing machine, space for a fridge and a freezer, tiled splashbacks, tiled floor, exposed beams and electric heater.

Lounge

8'5 x 11'9 (2.57m x 3.58m)

With an electric heater and dual aspect windows to the front and rear aspect.

Inner Hall

With electric heater and storage cupboard.

Bathroom

6'5 x 7' (1.96m x 2.13m)

Fitted with a three piece suite comprising WC, panelled bath and wash hand basin, tiled splashbacks, heated towel rail, Dimplex heater, shaver point, extractor fan and frosted window to the front aspect.

Bedroom

7'7 x 16'1 (2.31m x 4.90m)

With TV point, vaulted ceiling, exposed timbers, electric heater and window to the front aspect.

Garage

9'9 x 17'9 (2.97m x 5.41m)

With double doors, power, lighting and eaves storage.



- Detached Character Property
- Popular Village Location
- Two Independent Annexe's
- Four Bedrooms to the Main House
- Lounge, Dining Room, Study
- Large Garden
- Parking & Garage
- EPC Rating = C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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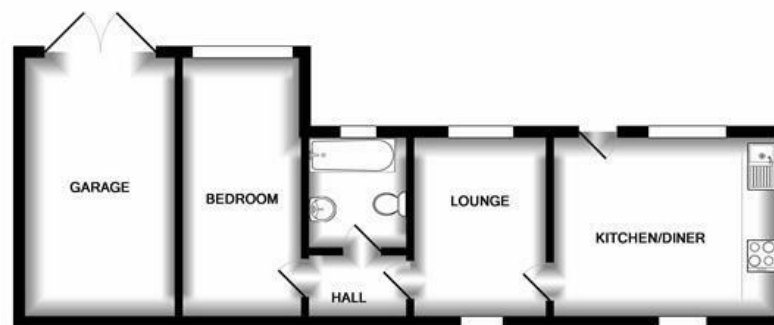
t: 01780 754530

e: stamford@newtonfallowell.co.uk

www.newtonfallowell.co.uk



1ST FLOOR
APPROX. FLOOR
AREA 1123 SQ.FT.
(104.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 2019 SQ.FT.
(187.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 3142 SQ.FT. (291.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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