



## Bytham Heights

Grantham, NG33 4ST

A well-presented 4-bedroom, 2 bathroom detached home offering over generous accommodation, positioned within a quiet cul-de-sac in the sought-after village of Castle Bytham close to Stamford. The property provides light and spacious living, a private south-west facing garden, driveway parking and a single garage, ideal for family life.

£1,400 PCM

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- Well-presented 4 Bed detached family home
  - Kitchen with ample storage, induction hob & electric oven
  - Family bathroom
  - Living room with wood-burning stove
  - Utility room and ground floor WC
  - Enclosed south-west facing rear garden
  - Separate dining room with doors to garden
  - Principal bedroom with en-suite and built-in storage
  - Driveway parking and single garage
- Please see attached Key Facts for Tenants for Material Disclosures

## Entrance Hall

## Living Room

12'3 x 15'0 (3.73m x 4.57m)

## Dining Room

11'0 x 9'0 (3.35m x 2.74m)

## Kitchen

8'8 x 10'11 (2.64m x 3.33m)

## Utility

## Ground Floor WC

## First Floor Landing

## Bedroom 1

12'6 x 11'9 (3.81m x 3.58m)

## Ensuite

9'0 x 3'9 (2.74m x 1.14m)

## Bedroom

9'0 x 10'3 (2.74m x 3.12m)

## Bedroom

8'4 x 11'6 (2.54m x 3.51m)

## Bedroom

7'10 x 11'3 (2.39m x 3.43m)

## Bathroom

6'10 x 5'7 (2.08m x 1.70m)

## Enclosed Rear Garden

Off Street Parking and Single Integral Garage

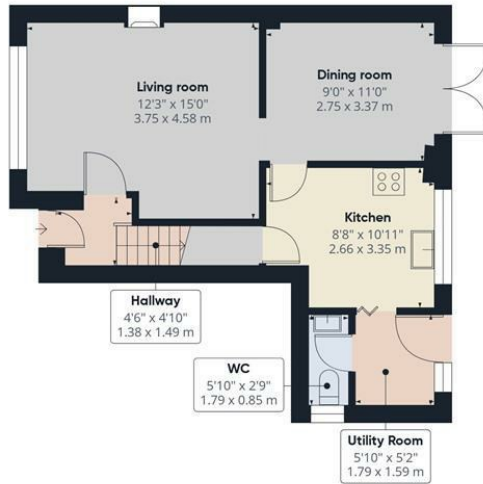


## Directions

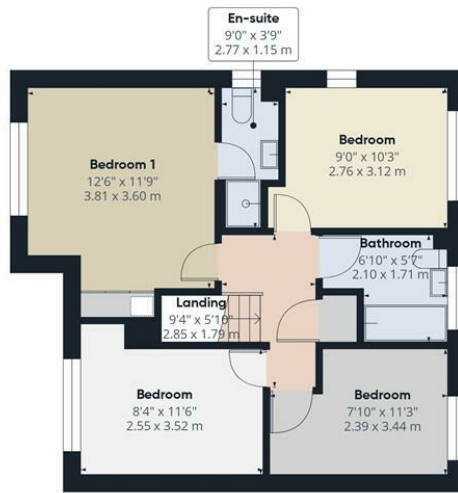
Please use the following postcode for Sat Nav guidance - NG33 4ST



# Floor Plan



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
1017 ft<sup>2</sup>  
94.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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