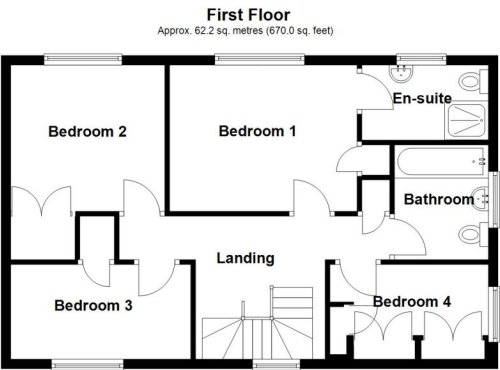
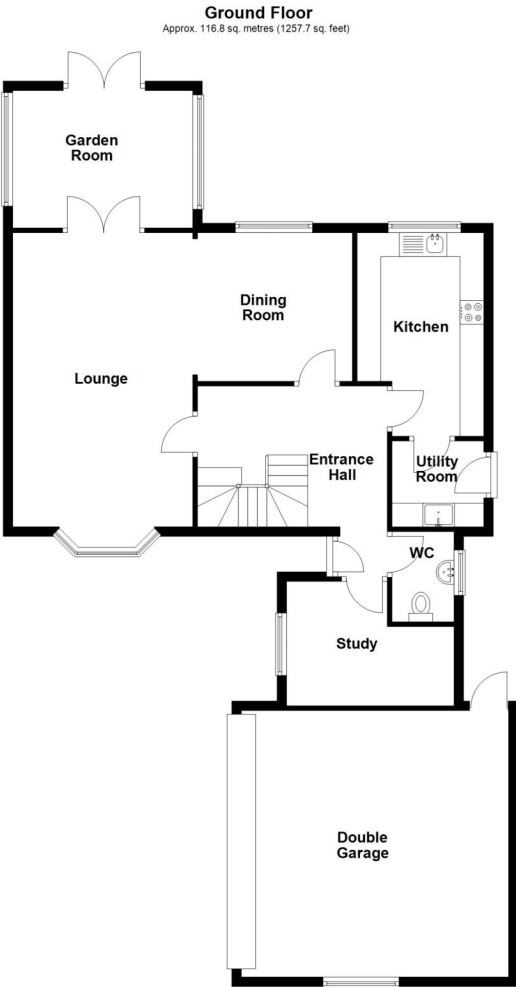


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Total area: approx. 179.1 sq. metres (1927.7 sq. feet)



## 18 Cumberland Gardens, Castle Bytham, Grantham, NG33 4SQ

£550,000 Freehold

Nestled in a sought-after residential area, this beautifully renovated four bedroom detached home offers spacious and versatile accommodation ideal for modern family living. Finished to a high standard throughout, the property boasts three generous reception rooms, including a light-filled garden room that opens directly onto the landscaped rear garden, creating a perfect space for relaxing or entertaining. At the heart of the home is a superbly appointed kitchen, designed with both style and practicality in mind, featuring quality appliances and ample workspace. The luxurious family bathroom and an en-suite to the principal bedroom have been finished to an exceptional standard, offering contemporary fittings and elegant finishes. Upstairs, four well-proportioned bedrooms provide ample space for family and guests alike, with excellent storage throughout. Outside, the property continues to impress with a large block-paved driveway leading to a double garage with electric door, providing extensive off-road parking. The private rear garden is beautifully established and offers a peaceful, secluded setting with mature planting and well-maintained lawns — an ideal space for children, pets, or alfresco dining. This exceptional home combines stylish modern living with space, privacy, and convenience, and must be viewed to be fully appreciated.

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## ACCOMMODATION

**Entrance Hall** - With turning staircase to the first floor, under stairs storage cupboard, radiator, power points and door leading to:

**Downstairs Cloakroom** - Newly fitted suite comprising, low level wc, wash hand basin, frosted window and radiator.

**Lounge** - With attractive feature fireplace with woodburning stove, upvc double glazed bay window to the front, radiator, power points, french doors to the garden room and open to:

**Dining Room** - With upvc double glazed window to the rear, radiator and power points.

**Garden Room** - With french doors leading to the rear garden, upvc double glazed windows, radiator and power points.

**Study** - With upvc double glazed window to the front, radiator and power points.



**Kitchen** - With superb newly fitted units comprising, one and a half bowl sink with cupboard below, fantastic range of wall and base units, fitted breakfast bar, built in double oven and hob with extractor above, integrated fridge freezer, integrated dishwasher, upvc double glazed window to the rear and door leading to:

**Utility Room** - With single drainer sink, range of fitted units, space and plumbing for washing machine and tumble dryer and door to the side.

**First Floor Landing** - With access to a part boarded loft, upvc double glazed window to the front and door leading to:

**Master Bedroom** - With built in cupboard housing pressurised hot water tank, upvc double glazed window to the rear, radiator, power points and door leading to:

**En-Suite Shower Room** - With bespoke newly fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, tiled flooring, part tiled walls, heated towel rail and frosted window.

**Bedroom Two** - With upvc double glazed window to the rear, built in wardrobes, radiator and power points.

**Bedroom Three** - With upvc double glazed window to the front, built in wardrobe, radiator and power points.

**Bedroom Four** - Currently used as a dressing room with extensive Sharpes fitted wardrobes, upvc double glazed window to the side, radiator and power points.

**Family Bathroom** - A superb newly fitted suite comprising, panelled bath, low level wc, wash hand basin, tiled floor and walls, heated towel rail and frosted window.

**Outside** - To the front there is a generous block paved driveway providing ample off road parking leading to a DOUBLE GARAGE (19'4" x 17'8") with electric rolltop door, power and light plus personal door to the garden. This charming outdoor space is a haven for relaxation, with a wide variety of mature plants and shrubs providing year-round interest. Not overlooked, the garden benefits from a tranquil, woodland feel, ideal for unwinding or entertaining.

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

E

## SERVICE CHARGE

