



Church Street, South Witham

Bedrooms: 3 | Bathrooms: 2

A beautifully presented three-bedroom stone cottage, combining a wealth of character with thoughtfully updated accommodation, set within the heart of the popular village of South Witham.

- Wealth of period character
- Exposed beams and stonework
- Stylish first-floor shower room
- Detached summer house
- Two generous reception rooms
- Contemporary fitted kitchen
- Beautifully landscaped garden
- Excellent A1 access





Property Type: Detached House

Bedrooms: 3 | **Bathrooms:** 2

The ground floor offers two generous reception rooms, both rich in character with exposed beams, stonework and fireplaces. The sitting room features a wood-burning stove, while the spacious dining room provides an excellent setting for entertaining and flows through to the contemporary kitchen, fitted with sleek cabinetry, integrated appliances and wide glazing opening onto the garden. A useful boot room, bathroom and garden store complete the ground floor.

To the first floor are three bedrooms, including a charming principal bedroom with decorative fireplace and access to a stylish shower room featuring contemporary fittings and exposed stonework. Two further bedrooms provide flexible accommodation.

Outside, the beautifully landscaped garden is a particular feature, with paved seating areas, established planting, raised beds and mature shrubs creating an attractive and private setting. A detached summer house provides an excellent additional space for entertaining, hobbies or home working.

South Witham is a well-served village positioned close to the Rutland and Lincolnshire borders, offering a range of everyday amenities including a village shop, primary school, public house and community facilities. The property is particularly well placed for commuters, with convenient access to the A1 providing excellent north-south connections. The attractive market towns of Stamford, Oakham and Grantham are all within easy reach, offering a wider range of shopping, dining, leisure and schooling options, while Grantham provides direct rail services to London King's Cross.

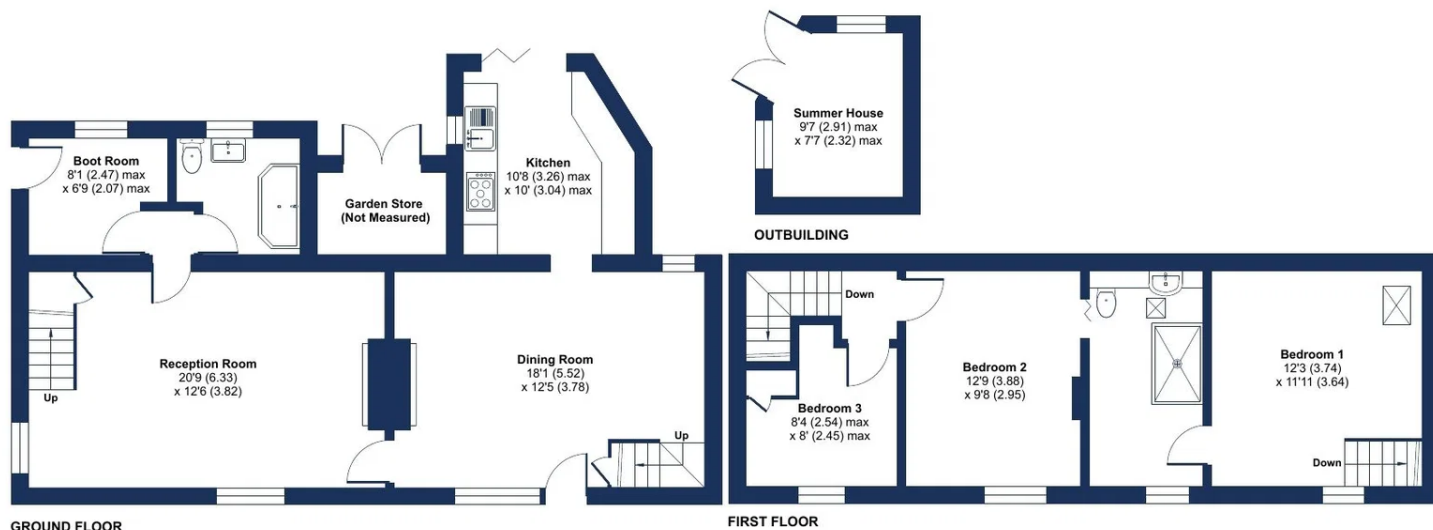
Church Street, South Witham, Grantham, NG33

Approximate Area = 1219 sq ft / 113.2 sq m (excludes garden store)

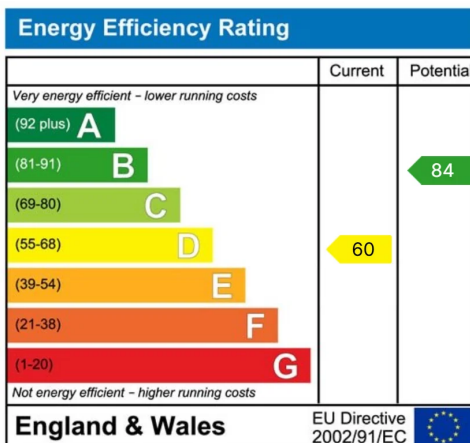
Outbuilding = 68 sq ft / 6.3 sq m

Total = 1287 sq ft / 119.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Moores Estate Agents. REF: 1487180



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