



Guide Price £230,000 | Freehold

Moor Lane, South Witham NG33 5PW





Key Features & Description

- Three Bedroom Semi Detached
- Open Plan Living / Dining
- Village Location
- Turnkey Condition
- Countryside Views
- Established Garden
- Driveway Parking
- EPC Rating D | Council Tax Band

A beautifully presented three-bedroom semi-detached home, enjoying open field views to the front and the benefit of a gravel driveway providing off-road parking for multiple vehicles.

A newly constructed entrance porch leads into the hallway, which gives access to a well-fitted kitchen overlooking the landscaped rear garden. An opening from the kitchen flows seamlessly into the open-plan living and dining area, where patio doors open out onto a sunny decking space with views across the attractive garden. At the far end of the garden, fencing discreetly screens a greenhouse and timber shed, while a gate provides direct access to an extensive enclosed playing field with a children's play area. A further side gate leads to a concealed section housing the oil tank, with access to the front driveway and a brick-built outbuilding.

Newly carpeted stairs rise from the hallway to a bright and spacious landing with airing cupboard. The main bedroom is a generous double, enjoying far-reaching countryside views. The second bedroom, positioned to the rear, is fitted with sliding wardrobes, while the third is a well-proportioned single, currently used as a home office, with a storage cupboard and views across open fields.

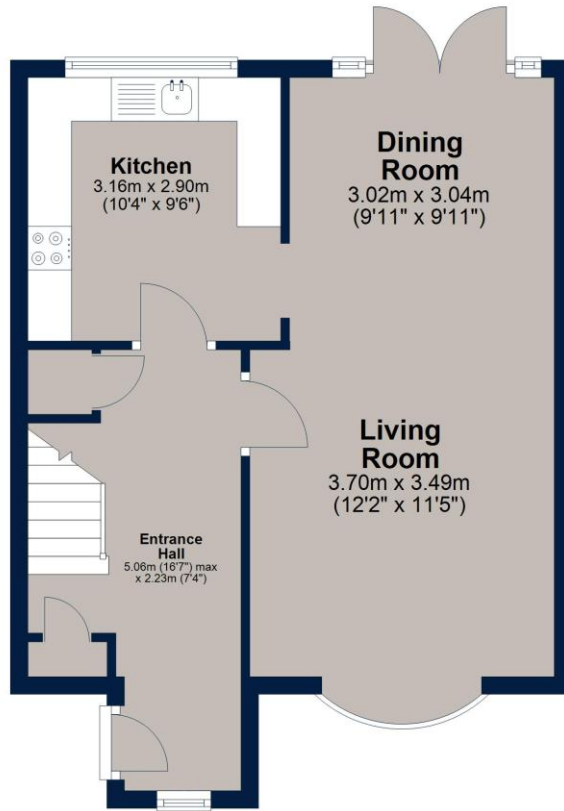
A modern family bathroom, complete with over-bath shower, completes the first floor.





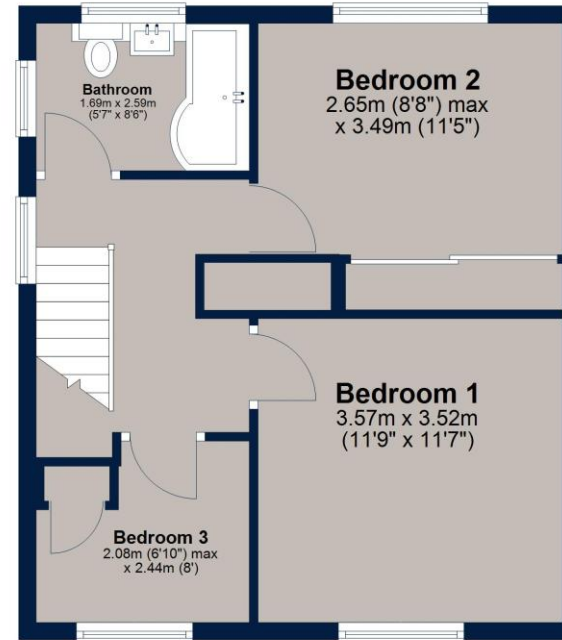
Ground Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 84.3 sq. metres (907.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Important Notice

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Osprey Oakham Sales

4 Burley Road, Oakham, Rutland LE15 6DH

T: 01572 756675 |

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