



KAYFEN
WITHAM-ON-THE-HILL

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AN IMMACULATELY-PRESENTED, BEAUTIFULLY REFURBISHED AND EXTENDED
THREE-BEDROOM BUNGALOW WITH A SEPARATE ANNEX/HOME OFFICE.

Kayfen

Witham-On-The-Hill, Bourne
Lincolnshire PE10 0JH

Open Plan Living Kitchen • Utility/Study Area

• Three Bedrooms • Bathroom & Separate

WC • Annex Accommodation • Off-Road

Parking • Private Rear Garden •

Countryside Views • Village Location • EER

- D •

ACCOMMODATION

Enter the property into a light entrance hall leading through the middle of the property giving access to all of the accommodation.

Sitting to the front of the property is the bedroom and bathroom accommodation. There are three double bedrooms, one to each side of the hallway and another sitting to the front overlooking the driveway. The beautifully-finished bathroom is tiled floor to ceiling and comprises a P-shaped bath with shower over, wash hand basin, low flush lavatory and heated chrome towel rail. Just next door there is another separate WC. Opposite the bathroom is the spacious utility room with a large window looking out to front. There is ample space for white goods as well as a sink and generous amount of storage.

The centrepiece of the property is the rear extension that gives a superb vaulted open plan living kitchen. The room has a beautiful oak floor and is filled with light through the four roof windows and bi-folding doors that span almost the whole width of the room offering magnificent views out to the garden and open fields beyond.

The kitchen area itself has been cleverly designed with a circular breakfast bar at one end ideal for informal dining. The kitchen units are contemporary in design being handle-less with a variety of integrated appliances to include an oven, microwave, fridge freezer, Quooker tap and a dishwasher. There is also an induction hob with extractor over and a sink with mixer tap over. This generously-sized room can easily accommodate a

seating and dining area and has a wonderful flow from in to out through the bi-fold doors.

The property has a useful and large loft space, aluminium graphite grey windows and matching doors throughout and wooden bi-fold windows in the centre of the bungalow giving uninterrupted views over the countryside from your bedroom.

OUTSIDE

The rear garden looks out over open countryside providing a beautiful vista and provides a great degree of privacy with mature hedging to one side and fencing to the other. The garden is mainly laid to lawn with a patio sitting off the living kitchen. There is useful storage space to one side of the property with plenty of space for a garden shed and access to the other side leading back to the front of the property.

A further unique feature of this superb home is the detached annex that sits to the front of the property nearest the roadside. This building could be utilised for a multitude of needs and with working from home becoming the new normal, provides an ideal space for a home office/studio workspace. The annex comes complete with plumbing and WC facilities.

LOCATION

The village of Witham-On-The-Hill lies between the East and West tributaries of the River Glen. It is a popular village due to its close proximity to the neighbouring local market towns of Bourne and Stamford, and benefits from having the countryside quite literally on your doorstep for walks, bike rides, bridleways. For keen golfers, your nearest local golf club is Toft Golf Club, with Burghley Park and Luffenham Heath also within easy reach. The co-educational preparatory school Witham Hall is only a few minutes' walk from the house, with the nearest state primary school location in Little Bytham and secondary schools in Bourne.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and oil-fired central heating.
Council Tax Band B.

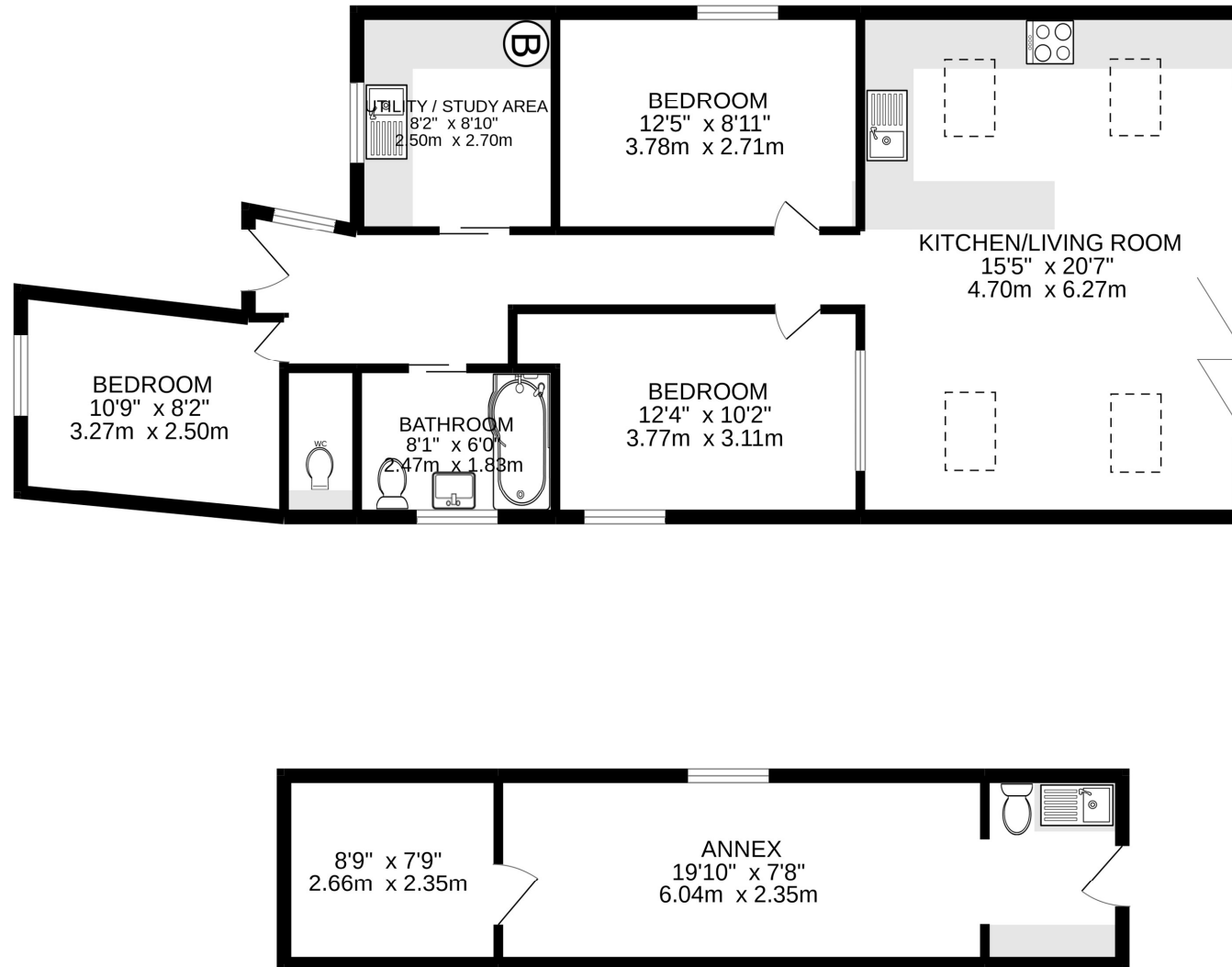




Kayfen, Witham-On-The-Hill, Bourne, Lincolnshire PE10 0JH

House Total Approx Gross Internal Floor Area = **1129 ft² / 104.9 m²**

Measurements are approximate, not to scale, illustrative purposes only.

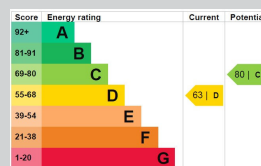




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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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