



Gresham Lodge, Lincoln Road  
Caythorpe, Grantham, Lincolnshire, NG32 3EN

Guide Price  
£300,000

## 4 Bedroom Detached Bungalow

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Sought After Village Location
- 4 Double Bedroom Detached Bungalow
- Lounge, Dining Room, Kitchen & Utility
- Double Garage & Driveway
- Approx 0.6 Acre Total Plot (sts)
- Beautiful Maintained Garden & Outbuildings
- Church & Playing Field Views
- EPC Rating - E, Council Tax Band - F

[Click here to access the Energy Performance Certificate for Gresham Lodge, Lincoln Road, Caythorpe, Grantham, Lincolnshire, NG32 3EN](#)



## Overview

Modern Method Of Auction - T & C's Apply - \*Spacious Four Double Bedroom Detached Bungalow on a Generous Corner Plot with Stunning Views\*

Positioned on an exceptional corner plot in the highly desirable village of Caythorpe, this spacious four double bedroom detached bungalow presents a rare opportunity for buyers seeking a home with space, potential and an unbeatable location. Overlooking the village playing fields, cricket pitch and historic church, the property enjoys a peaceful and picturesque setting, perfect for those wanting to enjoy village life with open views and a sense of privacy.

While the interior would benefit from some modernisation, the generous layout offers huge scope to update and personalise. The accommodation includes an entrance hall, cloakroom, a secondary hallway that could serve as a study or office space, a bright and expansive lounge/diner, a kitchen, utility room, shower room, and family bathroom as well as four well-proportioned bedrooms — with the primary bedroom benefiting from its own En-suite.



The bungalow sits on a substantial plot of approximately 0.62 acres and is approached via a gated driveway providing ample off-road parking, leading to a double garage. The garden is a real highlight — beautifully positioned with open views over the playing fields watching the cricket on a Sunday afternoon and village church, featuring a large patio area, two outbuildings, a feature pond, established flower beds, and mature trees (the owner advises us that some preservation orders may be in place). The home has Oil fired central heating & a Septic Tank Drainage system

Caythorpe is a thriving village offering an excellent range of amenities including a highly regarded primary school, GP surgery, convenience store, two pubs/restaurants, a church, playing fields and scenic countryside walks. The village is also on the main bus route between Grantham and Lincoln, making it ideal for commuters or families alike. Just less than 9-miles away, Grantham offers additional amenities including shops, supermarkets, primary & secondary schools including both grammar schools, restaurants, bars, cafes, a cinema, healthcare services and a mainline train station with direct links to London Kings Cross in just over an hour.

With its generous plot, flexible layout and idyllic setting, this is a fantastic opportunity to create a truly special home in one of the area's most desirable village locations.





# Lincoln Road, Caythorpe, Grantham, NG32

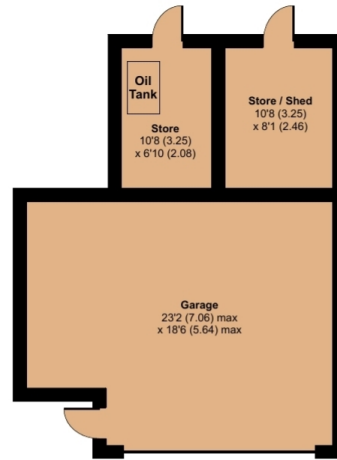
Approximate Area = 1775 sq ft / 164.9 sq m

Garage = 404 sq ft / 37.5 sq m

Outbuilding = 170 sq ft / 15.8 sq m

Total = 2349 sq ft / 218.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1342117



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Entrance Hall



## Location



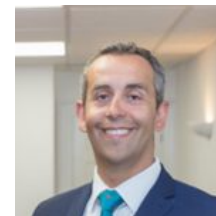
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Ahmed Jilil  
Financial Services Director

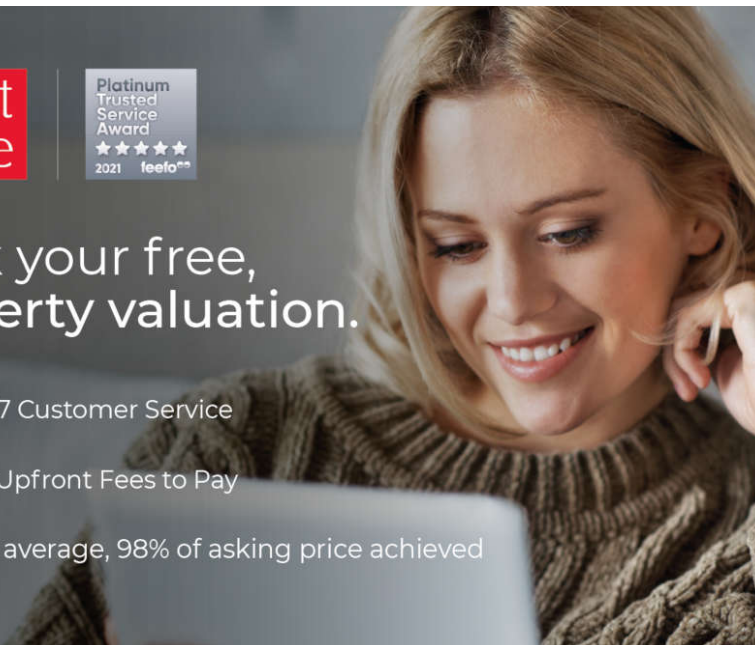
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