



15 Hillview Road  
South Witham, Grantham, Lincolnshire, NG33 5QW

£600,000

## 4 Bedroom Detached House

- Freehold
- Positioned at the head of a Quiet Cul-De-Sac
- Popular Village location with Direct A1 Access
- Spacious Four Double Bedroom Detached Home
- Three Reception Rooms
- Generous Plot with a mature Enclosed Rear Garden
- Ample Off-Road Parking, Single Garage & an Outbuilding
- No Onward Chain
- Requires Modernisation throughout & offers Excellent Potential
- EPC Rating - E, Council Tax Band - F

[Click here to access the Energy Performance Certificate for 15 Hillview Road, South Witham, Grantham, Lincolnshire, NG33 5QW](#)



## Overview

Positioned at the head of a peaceful cul-de-sac within the popular village of South Witham, this spacious four double bedroom detached home occupies a generous plot and offers an exciting opportunity for buyers looking to modernise and create a substantial long-term family home. Offered to the market with no onward chain, the property combines versatile accommodation, excellent outside space and superb potential throughout.

South Witham is conveniently located to the south of Grantham and benefits from a local primary school, village shop and direct north and southbound access onto the A1, making it particularly attractive for commuters. The nearby market town of Grantham offers a wide range of amenities including shops, supermarkets, restaurants, bars, cafés, healthcare services, a cinema and both primary and secondary schooling, including the town's well-regarded grammar schools. Grantham also benefits from a mainline train station with direct access to London King's Cross in approximately one hour.



The accommodation begins with a welcoming Entrance Hall leading through to a Cloakroom, Home Office and a spacious Lounge featuring an open fireplace. A separate Dining Room provides excellent entertaining space, whilst the Kitchen is fitted with dated units and offers fantastic scope for improvement alongside a useful Utility Room.

To the first floor, the Landing gives access to four genuine double Bedrooms, making the property ideal for family living. The primary bedroom benefits from its own En-Suite Bathroom, whilst the remaining bedrooms are served by a separate Shower Room.

Externally, the property enjoys a gravelled driveway providing parking for several vehicles and leading to a single garage. Gated side access opens into a well-proportioned enclosed rear garden featuring a patio seating area, generous lawn, mature borders and access to an outbuilding.

Further benefits include majority uPVC double glazing, oil fired central heating and the advantage of no onward chain.







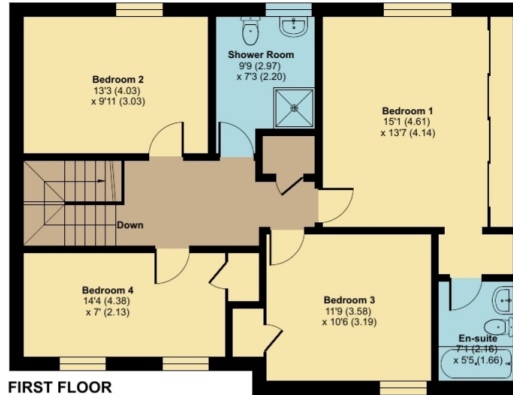
## Hillview Road, South Witham, Grantham, NG33

Approximate Area = 1905 sq ft / 176.9 sq m

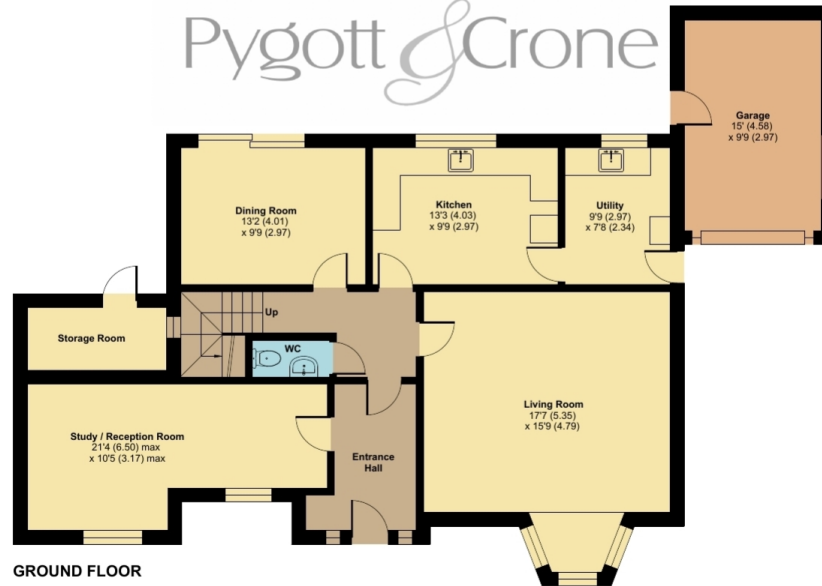
Garage = 146 sq ft / 13.5 sq m

Total = 2051 sq ft / 190.5 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Pygott & Crone. REF: 1464446



## Location



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is on the market with our Grantham branch

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