

The Old Reading Room

Manthorpe



MOUNT & MINSTER



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Standing in a prominent position in this hugely popular and pretty village, this iconic residence offers period features from top to bottom to create a warm and unique home within easy reach of excellent schools and superb local transport links.

- Detached Home
- Character Residence
- Stunning Proportions
- Sitting & Garden Rooms
 - Dining Room
 - Kitchen & Utility
- Three Double Bedrooms
- Two Bath/Shower Rooms
 - Double Garage
- London Kings Cross: 1 hour



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DESCRIPTION

One of the most unique and hugely iconic private homes in the local area, this stunning Grade II listed property has every box ticked. The Old Reading Room, dating back to the mid 19th century, offers the fortuitous buyer the opportunity to acquire a spacious and versatile home with huge amounts of character and some of the most attractive elevations of any property available locally. Accommodation includes a large sitting room, a spacious dining room, both a kitchen and separate utility, a light and airy garden room, a private study or third ground floor bedroom, two additional bedrooms with ample storage and a balcony, as well as both a bathroom and a separate shower room.

OUTSIDE

The property is approached onto a private driveway with parking for multiple vehicles and direct vehicular access into the the double garage. The front lawned garden is surrounded by attractive borders with flower beds and shrubs running down the entire length of the house. There is a pretty gate at the end of the garden leading onto Low Road, one of the most sought-after and prettiest addresses in the local area.

The rear gardens are split into two low maintenance areas. the first simply enjoying artificial grass and enclosed with impressive high hedges. The second is also enclosed and is a courtyard with both gravel and paved areas, together with a dedicated entertaining space with purpose-built outdoor kitchen worktops and raised timber decking. An iron staircase leads up to the sun terrace which is also accessible from Bedroom Two.

LOCATION

Manthorpe is a tranquil and sought-after village on the outskirts of Grantham, once home to a large number of estate and farm workers to the neighbouring Belton House, a substantial stately home now owned by the National Trust and open to the public.

Grantham is a traditional Lincolnshire market town with excellent travel connections, with London Kings Cross around 1hr journey by high speed train, and access to the A1 trunk road.

The town enjoys its own multiplex cinema and benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, Belton Park Golf Club offers visitors and members 27 challenging holes together with a country club and further leisure facilities. Local residents delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer outlet is currently being constructed and will host a range of high-end discounted labels.





SCHOOLS

Ideally located for growing and mature families, Grantham, Lincoln and Sleaford are well-regarded for the quality of their local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand, as well as a private mini-bus service from Caythorpe to Lincoln Minster School. Frieston is fortunate to also be suitably located for highly respected Sleaford schools including Carre's Grammar School, Kesteven and Sleaford High School Selective Academy and St George's Academy. Sir William Robertson Academy is located in nearby Welbourn, about 5 minute drive.

SERVICES

Mains water, gas, electricity and drainage are all connected.

ENERGY PERFORMANCE

Rating: Exempt

COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

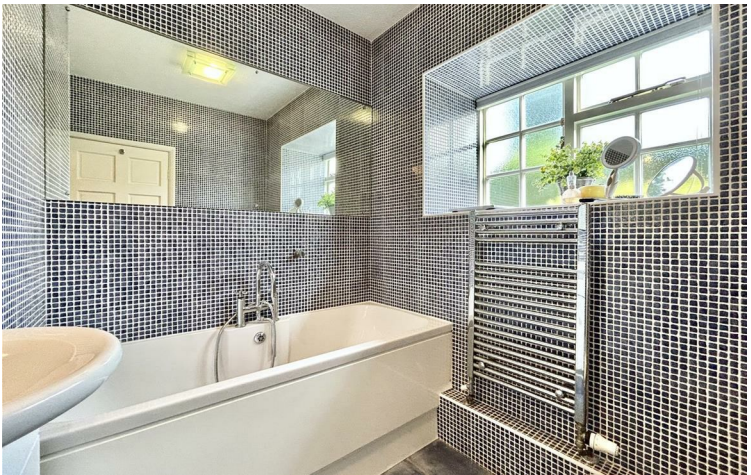
VIEWING

Strictly by prior appointment. 01476 851400.

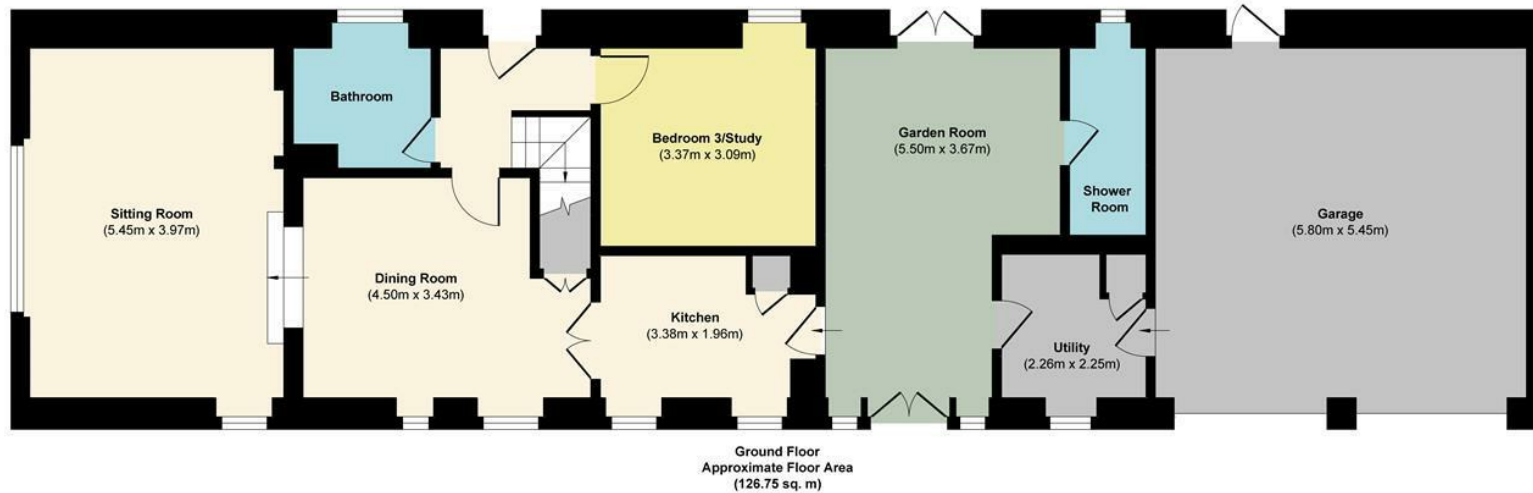
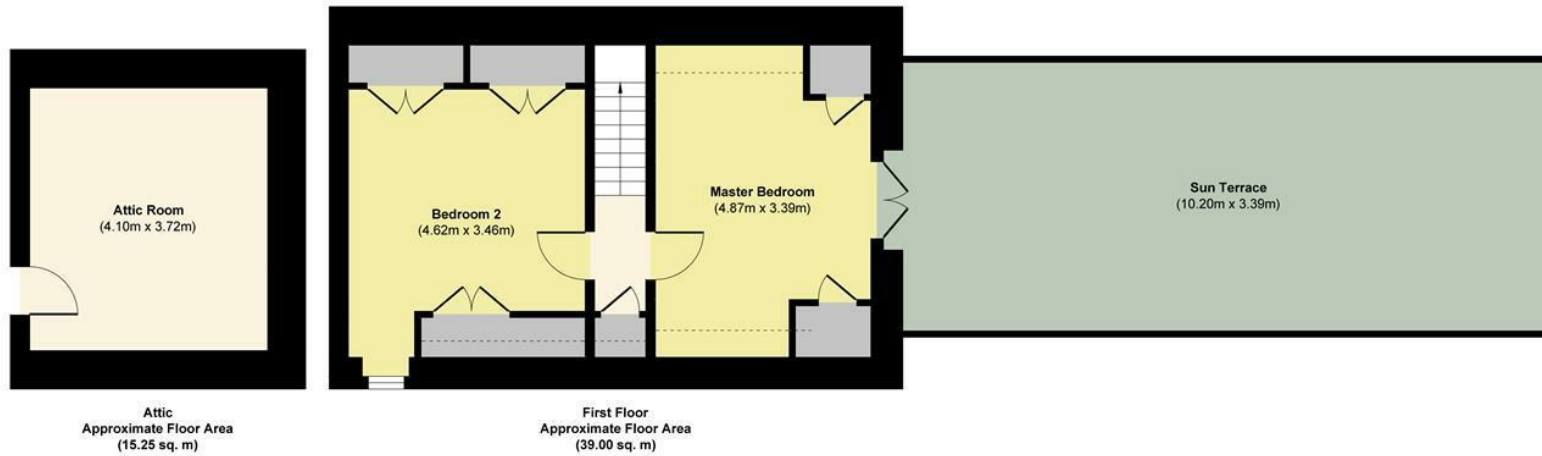
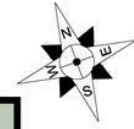
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Low Road, Manthorpe



Approx. Gross Internal Floor Area 181.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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Registered in England and Wales. Registration Number: OC398777

Autumn Park Business Centre, Dysart
Road, Grantham, NG31 7EU
Tel: 01476 515 329
Email: info@mountandminster.co.uk

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