



Low Road  
Manthorpe

MOUNT & MINSTER



## Low Road

Manthorpe

Flawlessly renovated from top to bottom and located in this enviable village, this prominent residence exudes grace and sophistication, establishing a tasteful balance of period charm with contemporary elegance.

- Character Residence
  - Grade II Listed
- Landscaped Gardens
- Two Reception Rooms
  - New Kitchen
  - Four Bedrooms
  - Utility & Pantry
- Two New Bathrooms
  - Double Garage
  - Electric Gate



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## DESCRIPTION

Offering the highest level of opulence and grandeur in an affordable price-bracket, this elegant semi-detached home offers comfortable living in a unique property, while also offering a high-end contemporary finish from top to bottom. Accommodation includes a spacious, light and airy kitchen with newly fitted units with marble and quartz worktops/splashbacks and a feature back-lit splashback above the induction hob. This leads through to a large garden room with stone windows and electric blinds, complemented by a media wall and French doors out to the paved terrace. A rear hallway leads to the W.C., utility room and a walk-in pantry. The lounge has also been meticulously renovated to an exceptional standard with a feature log burner. Upstairs there are four exceptional bedrooms, one of which is currently used as a dressing room. The family shower room enjoys a similar back-lit marble feature wall and the ensuite is generous with a roll top bath.

## OUTSIDE

The property is approached through an electric gated entrance onto a large paved driveway with ample private parking for multiple vehicles. There is a low-maintenance marvelled garden to the front with trees and shrubs lining the driveway. There is direct vehicular access to the large double garage and a side gate leading to the rear.

The rear garden has been exquisitely re-landscaped by the current owners to create a delightful and private haven that is predominately laid to grass with multiple paved areas that are ideal for outdoor dining and entertaining.

## 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**

Grantham is well-regarded for the quality of its 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, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand.

#### **SERVICES**

Mains water, gas, electricity and drainage are all connected. The central heating has been upgraded throughout, including new radiators.

#### **ENERGY PERFORMANCE**

Rating: Exempt

#### **COUNCIL TAX**

Band: D

#### **METHOD OF SALE**

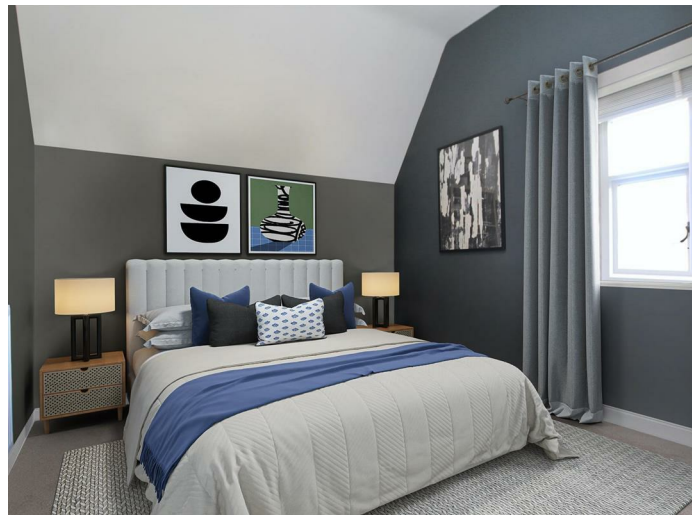
The property is offered for sale by Private Treaty.

#### **TENURE**

Freehold with vacant possession on completion.

#### **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 213.01 sq. m**

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