



**Connells**

Longcliffe Road  
Grantham



## Property Description

A spacious three bedroom detached bungalow occupying a generous plot on the ever popular Manthorpe Estate in Grantham. Internally, the accommodation briefly comprises of an Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility, Three Bedrooms and a Shower Room. Externally, the property has both generous front and rear gardens, with ample off road parking leading up to the single garage and a predominately laid to lawn rear garden with a variety of shrubbery to borders.

The busy market town of Grantham offers a good range of shops, cafe's/restaurants, a cinema, two recreational parks, good schools and a busy train station on the main line London Kings Cross to Edinburgh with a commute time of approx 60 minutes to London.

Good transport links to the A1, A52 and A46 are also close by with some local places of interest including Belton House and Grounds, Belvoir and Newark Castles and Woolsthorpe Manor (the birthplace of Sir Isaac Newton).

## Entrance Hall

## Lounge

11' 11" x 9' 8" ( 3.63m x 2.95m )

## Dining Room

11' x 8' 8" ( 3.35m x 2.64m )

## Conservatory

10' 11" x 10' 8" ( 3.33m x 3.25m )

## Kitchen

10' 9" x 9' 9" ( 3.28m x 2.97m )

## Utility Room

8' 2" x 5' 11" ( 2.49m x 1.80m )

### Bedroom One

11' 11" x 9' 8" ( 3.63m x 2.95m )

### Bedroom Two

11' 6" x 8' 11" ( 3.51m x 2.72m )

### Bedroom Three

8' 10" x 7' 10" ( 2.69m x 2.39m )

### Shower Room

5' 6" x 7' 6" ( 1.68m x 2.29m )

### Integral Single Garage

16' x 8' 4" ( 4.88m x 2.54m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/GRM308414](http://connells.co.uk/Property/GRM308414)**

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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