



**Connells**

School Lane  
Ropsley Grantham





## Property Description

Connells are proud to bring to the market this two double bedroom unlisted stone cottage home. This well-presented and much loved property is ready for its next family. Situated at the heart of the village the property offers deceptively spacious two double bedroomed accommodation with the option to put the master bedroom back to a double and a single bedroom returning it back to the original three bedroomed property. The home boasts a host of period features including exposed timbers, stonework and deep silled windows. The house is entered from the rear through a useful utility space leading in to the kitchen which has recently benefited from modernisation and is situated at the centre of the house with a separate dining room one side with the stairs leading to the first floor and a very appealing character sitting room to the other side. The first floor offers two double bedrooms, one of which can be put back to the original double and a single bedroom creating the third bedroom. The family bathroom. Has also benefited from modernisation to include a walk in shower. Outside, to the side, there is ample parking, generous patio area, decking and vegetable patch

An internal viewing is highly recommend to see the full potential this spacious family home has to offer.

Ropsley is an attractive village situated approximately 5 miles east of Grantham and local amenities include Green Man public house which is situated a stone's throw from The Old Bakery and primary school

## Entrance

The entrance is via a glazed UPVC front door leading into the Entrance porch, currently doubled as a utility room.

## Entrance Porch/Utility Room

11' 9" x 7' 4" ( 3.58m x 2.24m )

Access via the main entrance with fitted base units, work surface above, space and plumbing for washing machine, tumble dryer & additional white goods, 3 double glazed windows to the side and rear aspect, tiled flooring and fully glazed door leading into the kitchen.

## Kitchen

15' 6" x 13' ( 4.72m x 3.96m )

The newly fitted kitchen boasts a range of base units and draws with work surfaces above, tiled splash backs, two bowl sink, space for freestanding cooker and fridge freezer, wall-mounted radiator and vinyl flooring.

## Lounge

18' 2" x 14' 2" ( 5.54m x 4.32m )

A perfect family space comprising of feature gas fire with mantle and surround, two double glazed windows to the rear aspect, two wall mounted radiators and wood laminate flooring.

## Reception Room

16' 1" x 13' 4" ( 4.90m x 4.06m )

A multipurpose space which could be used as dining room/office/snug. The room comprising

of two double-glazed windows to the front and side aspect, wall mounted radiator and stair leading to the first floor.

## Landing

The first-floor landing comprises of a double-glazed window to the rear aspect, airing cupboard, access hatch to the loft and is carpeted.

## Bedroom One

16' 4" x 13' 6" ( 4.98m x 4.11m )

The master bedroom is a generous double comprising of a two double-glazed windows to the rear aspect, wall-mounted radiator and is carpeted.

## Bedroom Two

15' 6" x 11' ( 4.72m x 3.35m )

Another good size double comprising of double-glazed window to the side aspect, wall-mounted radiator and is carpeted.

## Family Bathroom

The modern family bathroom comprises of obscured double glazed window to the rear aspect, walk-in shower with glass enclosure, WC, wash hand basin with vanity unit and wall mounted towel radiator.

## Front Of The Property

The front of the property is well presented with brick paved driveway for 2/3 vehicles and boarding mature hedges and bushes.

## Rear Of The Property

The private rear garden is fully hard landscaped with gravelled, slabbed and decked areas, raised vegetable patch and two sheds













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)

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
GRANTHAM NG31 6PR

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308508](http://connells.co.uk/Property/GRM308508)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GRM308508 - 0003