



High Road, Manthorpe, Grantham NG31 8NG

welcome to

High Road, Manthorpe, Grantham

Guide price £395,000 - £410,000 Pretty stone built Grade II listed character property. This lovely family home with accommodation across three floors has many features and stands on a generous size plot, with off road parking and a gated frontage.



Entrance

Pretty stone canopied porch area leading to the main entrance door into the property.

Country Kitchen

12' 9" x 10' 7" (3.89m x 3.23m)

Having a range of cream coloured cottage style units, with built in sink and drainer, with decorative tiled splashbacks. Electric oven and hob with extractor hood above. (Vendor advises that there is also a gas point available to the cooker space). Granite floor with under floor heating. Window to the front aspect. Exposed brick feature to one wall.

Lounge/dining Area

22' 8" max x 14' 7" max (6.91m max x 4.45m max)

This pretty living area, has a solid wood floor with under floor heating. Feature reclaimed brick inglenook fireplace with newly fitted inset log burner. French doors to the rear garden, and two further windows to each side of the room. Door leading to the staircase to the first floor, and door leading to the guest suite on the lower floor.

Downstairs Cloakroom

With low level wc, wash hand basin and window to the front aspect.

First Floor Landing Area

Master Bedroom

12' 9" x 10' 8" (3.89m x 3.25m)

This good size double bedroom with a window to the front aspect.

Bedroom Two

14' 5" x 10' 7" (4.39m x 3.23m)

Good size double bedroom with built in wardrobes, windows to the rear and side aspect overlooking the gardens.

Guest Suite/Bedroom

14' 10" x 12' (4.52m x 3.66m)

This very good size guest suite/bedroom situated on the lower floor, has three windows, including a fire escape window.

Dressing Room/Office

10' x 6' 3" (3.05m x 1.91m)

This good size dressing room situated off the guest bedroom is sizeable enough to be used for various uses, ie office/study, nursery room. Or alternatively it may have the potential to be converted to a further bathroom. (Subject to planning).

Gardens

Approaching the front of the property there is pretty wrought iron low level fencing and double gates in keeping with the period of the property and neighbouring homes.

The frontage has been gravelled to provide off road parking for multiple vehicles and gives access to the detached brick built garage.

With planted borders, honeysuckle and buddlea.

With feature reclaimed brick wall and gate leading through to the rear garden.

This lovely size garden has been well planted, creating pretty seating areas to gain the best of the sunshine throughout the day.

The garden includes a newly painted Summer house, water feature, shed and potting area. Two waterbutts. The orchard area has a selection of fruit trees, including apple trees, plum trees, artichokes. Raspberry canes, strawberry plants.

The garden boasts many pretty fragrant plants such as honeysuckles growing over the arched walkways, jasmine, lavender, elderflower and buddlea, wisteria, purple magnolia tree, white flowering broom trees, and various mature bamboo plants. Willow tree, and water feature with lilies and blue irises.

There is also a large stone paved patio area just beyond the french doors, ideal for outside dining, and also a built in sunken lower level entertainment area to the far end of the garden, boasting lighting and electrics.



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High Road, Manthorpe Grantham

- STONE built character property
- Grade II Listed
- Three Double Bedrooms
- Under Floor Heating
- Generous size gardens

Tenure: Freehold EPC Rating: Exempt

guide price

£395,000 - £410,000



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Property Ref:
GST110929 - 0005

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postcode not the actual property