



High Road, Manthorpe, GRANTHAM NG31 8NG

welcome to

High Road, Manthorpe, GRANTHAM

GUIDE PRICE £350,000 - £375,000 - This beautiful Grade II Listed cottage in quaint village location. Classic stone walls and beams are a feature throughout the cottage and offering a cosy feel with two bedrooms an annex, and plenty of outdoor space. Viewing is Essential.



Entrance

Entering the property to the rear into the entrance hall with a door to the downstairs bathroom and open through the lounge/diner.

Lounge/Diner

15' 2" x 27' 9" max (4.62m x 8.46m max)
Lovely dual aspect room with two leaded windows to the front and one window to the side aspect, feature wood burning stove with natural stoned wall surrounding and hearth, wood flooring, beamed ceiling, cupboard for storage, radiator and double wooden doors leading through to the kitchen. Door into a side hallway hiding the staggered staircase taking you to the first floor landing and external door leading out to the side of the property.

Kitchen

5' 4" x 13' 9" max (1.63m x 4.19m max)
Galley style practical kitchen offering a range of white wood units to both the floor and eye level with wood worktops over, composite sink with mixer tap and decorative tile splashback. Windows to the rear and side aspects, built-in appliances include an oven, hob, fridge, and dishwasher. Benefitting from a newly fitted wall mounted combi boiler, stone flooring, and a radiator.

Downstairs Bathroom

6' 1" x 7' 5" (1.85m x 2.26m)
With a window to the rear aspect, freestanding bath with shower attachment, floating sink, low level WC, panelling to the lower walls, feature stone wall, radiator and stone flooring.

Staircase/First Floor Landing

Staggered staircase with a window overlooking the garden, the landing provides a large storage cupboard with shelving and hanging space.

Master Bedroom

With a window to the front aspect, carpet, beamed ceiling, radiator, built-in wardrobe, door leading into the en-suite and sloping ceiling (restricted head height).

En-Suite

With a window to the side aspect, the en-suite contains a walk-in shower cubicle, vanity sink unit, low level WC, vinyl flooring and a radiator.

Bedroom Two

13' 1" x 13' 9" max (3.99m x 4.19m max)
Lovely dual aspect double room with windows to the front and side aspects, built-in wardrobe, carpet, beamed ceiling, radiator, hatch access to the loft, sloped ceilings (restricted head height).

Annex

This outbuilding has versatile usage, possible third bedroom.

Additional office room.

Utility area - (10' 1" x 7') - Great space comprising of white units to both the floor and eye level, Belfast sink, plumbing for a washing machine and wood flooring.

Conservatory

Attached to the garage this extra space is currently being used as a studio with French doors leading out to the garden.

General Description Outside

Gated access from the main road takes you into a large gravelled driveway for multiple vehicles. Private behind fencing and hedging is an amazing willow tree located on the grass area of the garden. Plenty of mature shrubbery and trees in borders to the property and gravelled area between the annex and the house with lots of space for pots and hanging baskets.

The garden also boasts five fruit trees.

Further raised borders to the side of the property housing mature shrubs and flowers.

Large garage with power and electric currently being used as a workshop.

Agents Note:

This property previously had planning permission in 2015 with plans for a single storey rear extension. These could possibly be acted on in the future. (S15/1128)



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welcome to

High Road, Manthorpe GRANTHAM

- Grade II Listed Cottage
- Large Lounge/Diner
- Two Bedrooms
- Bathroom and En-Suite
- Annex and Outdoor space

Tenure: Freehold EPC Rating: D

guide price

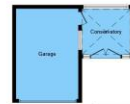
£350,000 - £375,000



Ground Floor



First Floor



Outbuilding

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112533 - 0002

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