



137 Manthorpe Road, Grantham. NG31 8DH



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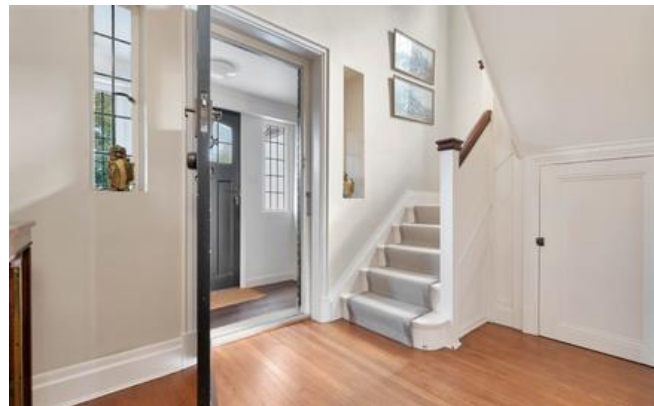
Freehold

Offers over £395,000



Key Features

- 1930's Period Home
- Exceptional Renovation
- Character Features
- Stylish Fittings
- Classical Kitchen
- Two Reception Rooms
- Garden Room, Three Bedrooms
- Additional Garden Available
- EPC rating D





Viewing is essential in order to appreciate the outstanding qualities this home offers. The house is of attractive appearance and is set well back from Manthorpe Road with a generous driveway leading to a recently built double garage with an electric roller door. A reclaimed period door opens to an enclosed entrance vestibule with reception hall beyond. The comfortable and atmospheric sitting room has a wide bay window to the front and a lovely marble fireplace whilst the kitchen has been refitted in classic style with marble work surfaces and quality integrated appliances. There is a well proportioned dining room adjacent to the kitchen with an adjoining garden room overlooking the rear terrace and garden through folding glazed doors. The first floor accommodation is approached via a panelled staircase with a mahogany handrail leading to an L-shaped landing with useful cupboard space. The principal bedroom overlooks the rear garden whilst the second bedroom has a bay window to the front. The third bedroom is again at the rear of the house and all benefit from built in wardrobes. A 1930's style refitted bathroom is entirely in keeping and supports the ambience of the building. Gas radiator central heating and replacement double glazing have been installed. Outside there is a generous driveway providing parking for several vehicles and the garage is a very useful

addition. The rear garden enjoys a generally westerly aspect so benefits from good levels of sunshine. There is a wide paved terrace with a pergola and well kept lawn, fully enclosed by close boarded fencing for privacy. NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE PORCH

1.16m x 2.9m (3'8" x 9'5")

ENTRANCE HALL

2.9m x 4.11m (9'5" x 13'5")

LOUNGE

3.63m x 4.11m (11'9" x 13'5")

KITCHEN

2.88m x 3.64m (9'4" x 11'9")

DINING ROOM

3.73m x 4.11m (12'2" x 13'5")

GARDEN ROOM

1.67m x 3.88m (5'5" x 12'7")

FIRST FLOOR LANDING

BEDROOM 1

3.42m x 5.77m (11'2" x 18'9")

BEDROOM 2

3.21m x 3.64m (10'5" x 11'9")





BEDROOM 3

2.44m x 2.89m (8'0" x 9'5")

BATHROOM

1.96m x 2.48m (6'4" x 8'1")

DOUBLE GARAGE

5.08m x 5.79m (16'7" x 19'0")

With electrically operated roller door.

SERVICES

Mains water, gas, electricity and drainage are connected. The property has gas fired central heating.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue over the traffic lights, passing the hospital, onto Manthorpe Road and the property is on the right-hand corner of Sandcliffe Road which is on the left-hand side.

GRANTHAM

Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and the A52 to Nottingham and has a mainline station offering easy access to London Kings Cross in 72 minutes.

The town also has excellent schooling, several supermarkets (Asda, Lidl, Sainsburys and Aldi as well as an M&S food store) and a Saturday street market.



There is a regular bus service to town as well as to Lincoln and Sleaford from the Manthorpe estate and there is a local shop. Schools close by are the Manthorpe Pre-School Playgroup, Cliffedale Primary School and The Priory Ruskin Academy, so all ages catered for. The property is within easy walking distance of Queen Elizabeth Park and Wyndham Park and also close to Grantham Hospital.

There is attractive local countryside with numerous quaint villages and historic sites to visit - one of which is Belvoir Castle. The 17th century Belton House is part of the National Trust and offers beautiful grounds with access to walkers, and also the superb Belton Park Golf Club.

AGENT'S NOTE

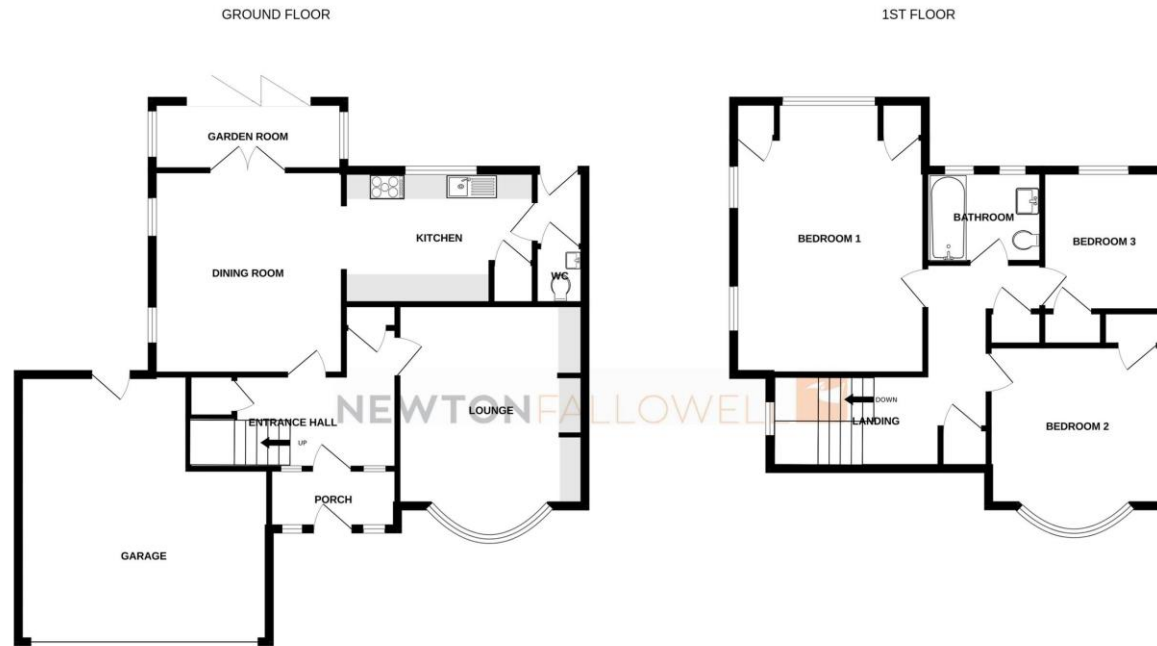
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.





Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £350 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.



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