



70 Langdale Crescent,  
Grantham. NG31 8DF



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### Guide Price £350,000

- Fantastic Potential
- Head of Cul de Sac Position
- Room To Extend
- Three Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Double Garage
- Large Private Garden
- No Onward Chain
- Freehold - Energy Rating C





Situated at the head of Langdale Crescent on the edge of the ever popular Manthorpe estate this individual detached house stands on a large private plot and offers significant potential for extension and further development to create an enviable family home. The spacious accommodation, which will now benefit from some updating, briefly comprises as follows: Entrance hall, cloakroom/WC, study, lounge, dining room, kitchen/breakfast room, rear porch, utility room, first floor landing, master bedroom with a recent en suite wet room, three further bedrooms and a house bathroom. There is an attached double garage and generous gardens offer a good level of privacy and extend over a small stream and spinney to the rear which presents a super landscaping opportunity. Properties with these characteristics are increasingly difficult to find and an early viewing is recommended.

## ACCOMMODATION

### ENTRANCE PORCH

A wide covered entrance porch with part obscure glazed entrance door with matching side panels.

### ENTRANCE HALL

2.79m x 3.85m (9'2" x 12'7")

Having stair rising to the first floor and radiator.









### CLOAKROOM

0.96m x 2.11m (3'1" x 6'11")

Having low level WC., corner wash basin and radiator.

### STUDY

2.16m x 2.67m (7'1" x 8'10")

With window to the front elevation and radiator.

### LOUNGE

3.52m x 5.96m (11'6" x 19'7")

Having feature stone fireplace with marble style hearth, side plinths and display niches, windows to the front and side elevation, two radiators, coving and wall lights. Sliding glazed doors lead to the dining room.

### DINING ROOM

3.08m x 3.53m (10'1" x 11'7")

Having patio doors to the rear garden, radiator and coving.

### KITCHEN/BREAKFAST ROOM

3.07m x 5.05m (10'1" x 16'7")

Having a range of base cupboards, working surfaces and wall cupboards, stainless steel one and a half bowl sink and drainer with mixer tap, Neff integrated double oven, Miele gas hob with cooker hood over, under stairs storage cupboard, tiled splashbacks, radiator and two windows to the rear elevation.

### UTILITY ROOM

1.95m x 2.11m (6'5" x 6'11")

With window to the side elevation, space and plumbing for washing machine, wall mounted Glow-worm gas fired boiler.

### REAR PORCH

1.14m x 2.20m (3'8" x 7'2")

With windows to the front and side and glazed door to the rear garden.

### FIRST FLOOR LANDING

Having built-in airing cupboard containing insulated water cylinder with electric immersion heater, loft hatch access.

## BEDROOM 1

3.46m x 5.20m (11'5" x 17'1")

With uPVC dormer window to the front elevation, a range of built-in wardrobes, radiator and coving.

## WET ROOM/WC

1.75m x 2.18m (5'8" x 7'2")

A recently installed wet room comprising Mira shower with drainage point, pedestal wash basin and low level WC., fully tiled walls, radiator.

## BEDROOM 2

3.52m x 4.75m (11'6" x 15'7")

Having a large Velux style window to the front elevation and window to the side elevation, radiator and coving.

## BEDROOM 3

2.64m x 2.85m (8'8" x 9'5")

With window to the rear elevation, fitted wardrobes, radiator and coving.

## BEDROOM 4

2.55m x 2.84m (8'5" x 9'4")

With window to the rear elevation, coving, radiator and built-in wardrobe cupboard.

## BATHROOM/WC

1.90m x 2.19m (6'2" x 7'2")

Having a panelled bath with shower attachment over, pedestal wash basin and low level WC., shaver point, radiator and part tiled walls.

## OUTSIDE

The property stands well back from the head of the cul-de-sac adjacent to an open green area. There is an open-plan front garden laid to lawn with borders and shrubs and a block paved driveway leads to the garage and extends to the side of the garage. Gated access to both sides of the house lead to an extensive rear garden with a large paved patio, lawn, fruit trees, garden SHED, garden tap, GREENHOUSE etc. The gardens are enclosed by high hedging for privacy and include an additional area to the rear extending over a small wooded ravine with stream and representing a fantastic landscaping opportunity for an enterprising purchaser.







## DOUBLE GARAGE

5.20m x 5.27m (17'1" x 17'4")

Having up-and-over door, personal door to the rear, window to the side and power and light connected.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band E.

## DIRECTIONS

From High Street continue onto Watergate following the one-way system turning right onto Broad Street and left onto Brook Street. Continue over the Manthorpe Road traffic lights, passing Grantham hospital on the left-hand side and take the left turn just before entering Manthorpe village onto Longcliffe Road. Langdale Crescent is on the right-hand side. Follow the road right to the end where the property is located.

## GRANTHAM

The Manthorpe estate has a regular bus service to town as well as to Lincoln and Sleaford. There is a local shop on the estate. Schools close by are the Manthorpe Pre-School Playgroup, Cliffedale Primary School and The Priory Ruskin Academy, so all ages catered for.



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 has a mainline station offering easy access to London Kings Cross. 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.

### 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.

### NOTE

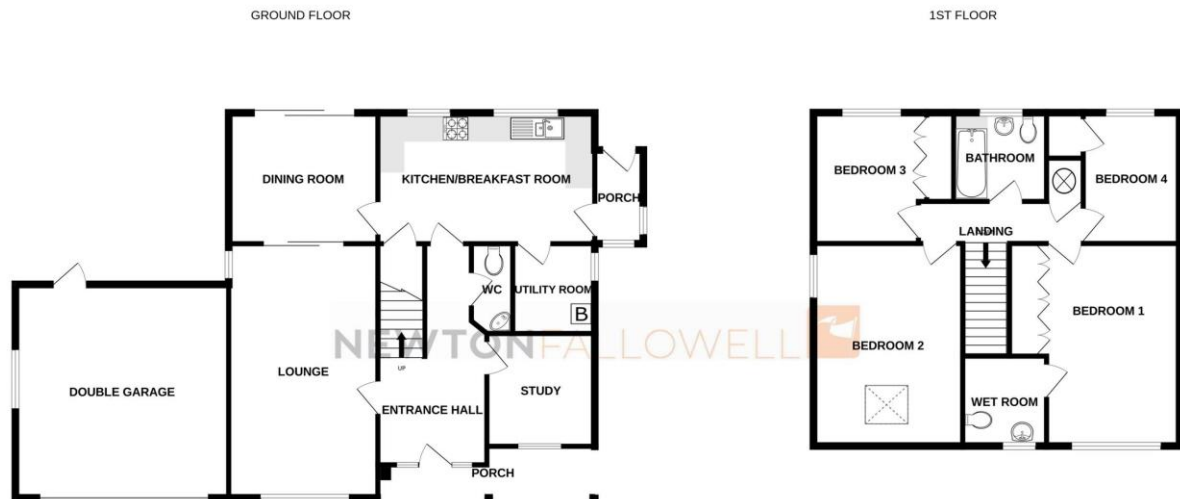
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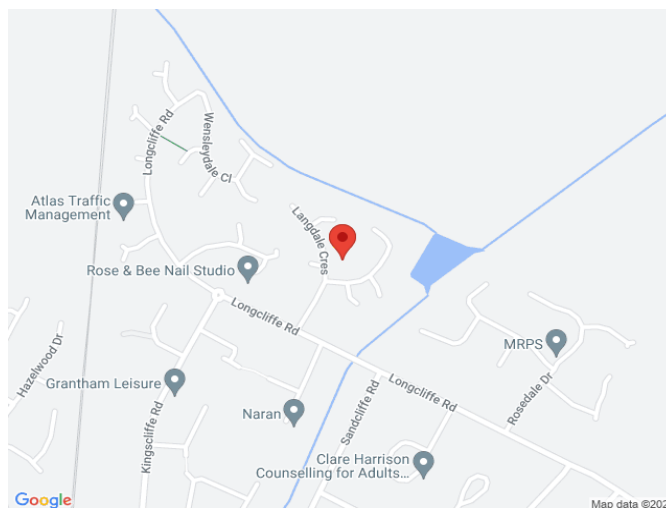
For more information please call in the office or telephone 01476 591900.



# 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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