



16 Longcliffe Road,  
Grantham. NG31 8DX



**£365,000**

- Extended Bungalow
- Open Views To Rear!
- No Onward Chain
- Well Presented Throughout
- Three Generous Bedrooms
- Kitchen open to Dining Room
- Garden Room
- Bathroom & Separate WC
- Established Gardens
- Freehold - EPC Rating D





Set on a generous plot with picturesque views over a charming green space and the historic St. John the Evangelist Church, this extended detached bungalow offers spacious and versatile living accommodation throughout.

Beautifully presented, the layout briefly comprises: Entrance Hall, Lounge, Kitchen, Dining Room, Garden Room, WC, Three Bedrooms, and a family Bathroom. The property also benefits from uPVC double glazing and gas-fired central heating.

To the front, a large driveway provides ample off-road parking and leads to a single garage with an up-and-over door. The rear garden is a standout feature, offering multiple seating areas, a well maintained lawn, mature flowers and shrubs, as well as an outhouse for additional storage or use. All this is enhanced by stunning views of the green space and the adjacent church, providing a peaceful and scenic backdrop.

This delightful bungalow is offered with no onward chain, and early viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE HALL

A covered entrance porch leads through to the entrance hall which has laminate flooring and smoke alarm.









## LOUNGE

5.48m x 3.45m (18'0" x 11'4")

With uPVC double glazed window to the front aspect, stone open fireplace, wall lights, radiator and laminate flooring.

## KITCHEN

3.44m x 3.44m (11'4" x 11'4")

A good sized fitted kitchen with base units, work surfacing with inset stainless steel sink and drainer, space for slot-in cooker with splashback, radiator, space and plumbing for washing machine and dishwasher, laminate flooring, down lighting, space for a table and chairs and uPVC double glazed window to the rear. An archway leads through to the dining room.

## DINING ROOM

3.49m x 2.88m (11'6" x 9'5")

With two uPVC double glazed windows to the side aspect, radiator, laminate flooring and internal door to the garage.

## GARDEN ROOM

3.7m x 2.82m (12'1" x 9'4")

With uPVC double glazed window to the rear aspect, uPVC double glazed French doors and full height panel to either side leading to the garden, laminate flooring and radiator.

## REAR LOBBY

A small lobby area with door to the side and door to the cloakroom.

## CLOAKROOM

1.88m x 0.84m (6'2" x 2'10")

Having uPVC obscure double glazed window to the side aspect, wash basin, low level WC., radiator, laminate flooring and extractor fan.

## BEDROOM ONE

3.31m x 3.68m (10'11" x 12'1")

With uPVC double glazed window to the front aspect, fitted wardrobes, radiator and laminate flooring.

## BEDROOM TWO

2.8m x 3.68m (9'2" x 12'1")

Having uPVC double glazed window to the side aspect, radiator and laminate flooring.

## BEDROOM THREE

2.75m x 2.51m (9'0" x 8'2")

Having uPVC double glazed window to the side aspect, radiator and laminate flooring.

## FAMILY BATHROOM

2.25m x 1.83m (7'5" x 6'0")

With uPVC obscure double glazed window to the rear aspect, a white suite comprising panelled bath with electric shower over, pedestal wash basin and low level WC., tiling to walls, extractor fan, laminate flooring and heated towel rail.

## OUTSIDE

To the front, a driveway leads to the single integral garage, with a footpath down either side of the property. There is also a lawned area and many mature shrubs and bushes. At the rear is a gardener's delight, with patio, many established plants, shrubs and trees including a Cabbage Palm Tree, a lawn, gravelled seating area, GREENHOUSE. The garden offers views over an open green space at the bottom, with views across to St John the Evangelist Church in Manthorpe village.

## OUTHOUSE

2.44m x 3.29m (8'0" x 10'10")

A useful storage space with uPVC door and window, power and lighting, window to the rear and door to the side.

## SINGLE GARAGE

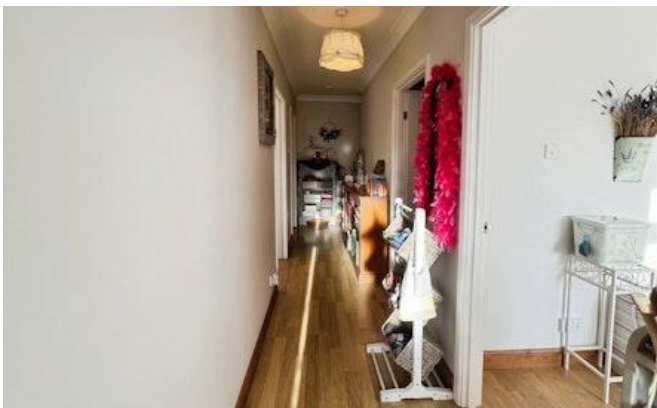
With up-and-over door.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band C.







## 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 traffic lights passing the hospital and take the second main left turn before entering Manthorpe village, onto Longcliffe Road itself. The property is on the right-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 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. The Manthorpe estate has a regular bus service to town as well as to Lincoln and Sleaford. There is a local Premier shop on the estate. Schools closeby are the Manthorpe Pre-School Playgroup, Cliffedale Primary School and The Priory Ruskin Academy, so all ages catered for.

## 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

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

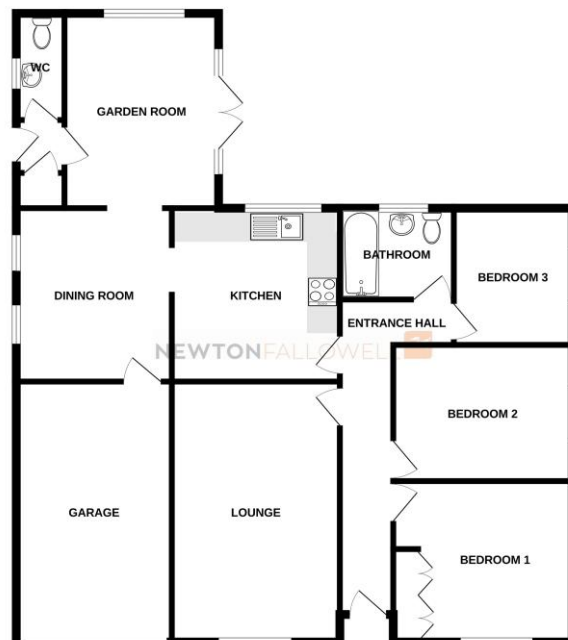
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## Floorplan

GROUND FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA: 1098sq.ft. (102.0 sq.m.) approx.  
While 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 here are not been tested and no guarantee as to their operability or efficiency can be given.  
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