



8 Dale Road,
Grantham. NG31 8EF



Guide price £230,000

- Fosters Built Semi Detached
- Ever Popular Manthorpe Estate
- Light & Spacious Accommodation
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms
- Shower Room/WC
- Garage and Parking
- No Chain Sale
- Freehold - EPC Rating C



A traditional Fosters built semi detached house nicely positioned within the ever popular Manthorpe Estate and convenient for a range of amenities including the local hospital and schools. The property is offered for sale with vacant possession and no onward chain so should be available in short order subject to legal formalities. The layout provides spacious accommodation with lots of natural light and wide double glazed picture windows throughout. There is an entrance hall, well proportioned lounge, kitchen, separate dining room, THREE BEDROOMS and a first floor shower room/WC. The property is clean and tidy throughout but with potential for a purchaser to put their own individual mark on a comfortable home. Integral garage, ample driveway parking and a private south east facing rear garden.

ACCOMMODATION

OPEN PORCH

A covered porch with uPVC entrance door to entrance hall.

ENTRANCE HALL

1.8m x 3.38m (5'11" x 11'1")

Having staircase off to the first floor accommodation, laminate flooring, Hive central heating control, coving, glazed doors to lounge and the dining room.





LOUNGE

3.39m x 5.64m (11'1" x 18'6")

With uPVC double glazed wide picture windows to the front and rear, two radiators, laminate floor, coving and wall mounted electric fire.

DINING ROOM

3.38m x 3.77m (11'1" x 12'5")

Having three built-in shelved cupboards, radiator, coving, laminate floor and uPVC double glazed window to the rear elevation.

KITCHEN

1.87m x 2.68m (6'1" x 8'10")

Containing a range of base cupboards with working surfaces over and matching eye level cupboards, stainless steel sink and drainer with mixer tap, integrated oven and ceramic induction hob with extractor over, panelled splashbacks, tiled floor uPVC double glazed window to the rear and external half glazed uPVC door to the garden.

FIRST FLOOR LANDING

With laminate floor, loft hatch access and built-in shelved airing cupboard.

BEDROOM 1

3.35m x 3.73m (11'0" x 12'2")

Having uPVC double glazed window to the rear aspect, a range of fitted wardrobes, radiator, coving and laminate floor.

BEDROOM 2

2.77m x 3.38m (9'1" x 11'1")

With uPVC double glazed window to the rear, radiator, laminate floor and coving.

BEDROOM 3

2.06m x 3.4m (6'10" x 11'2")

With uPVC double glazed window to the front, radiator, coving and laminate floor.

SHOWER ROOM

2.39m x 2.86m (7'10" x 9'5")

Maximum measurements. With quadrant shower cubicle, pedestal wash basin and low level WC., tiled floor, radiator, uPVC obscure double glazed window to the side elevation and wall tiling to wet areas.

OUTSIDE

The property stands behind a low walled front garden with a gravelled border and a tarmac driveway provides parking for up to three vehicles and leads to the garage. There is gated side access to the rear garden which is south east facing, of a good size and is generally laid to lawn with a paved patio, two specimen trees and a holly bush.

GARAGE

2.85m x 4.46m (9'5" x 14'7")

With up-and-over door, light and power, cold tap, Ideal gas fired combination boiler, gas and electricity meters and electric consumer unit.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

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 left turn onto Sandcliffe Road. Turn right into Dale Road and the property is on the right.

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 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.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

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 £300 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.

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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Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk