



8 Rosedale Drive, Grantham  
£425,000

 **NEWTON FALLOWELL**

## 8 Rosedale Drive

Grantham, Grantham

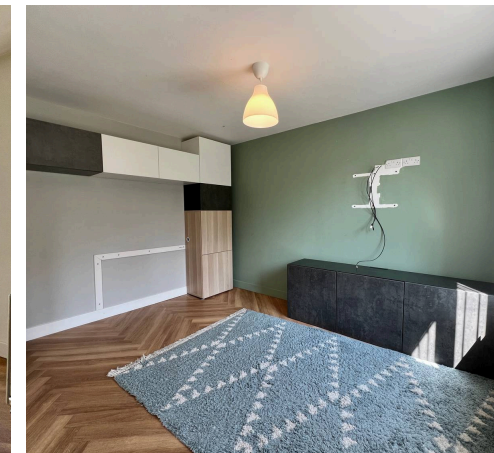
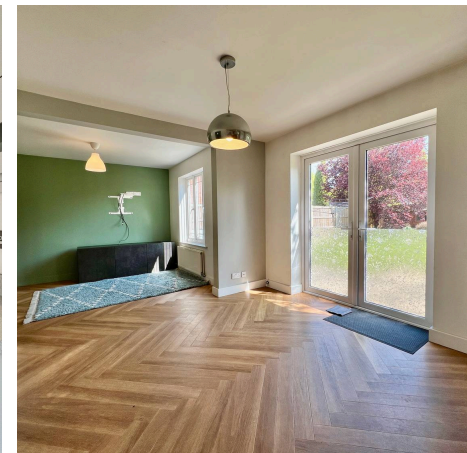
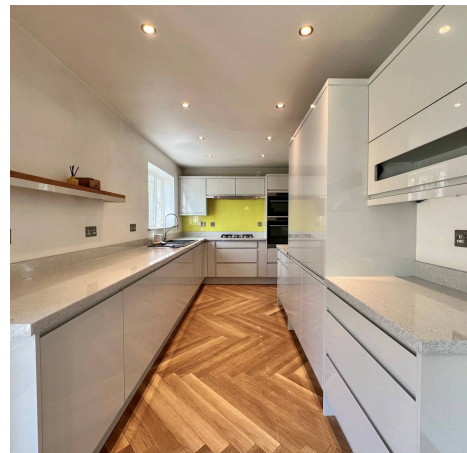
Impressive 4-bed detached home on Manthorpe Estate with open-plan living, converted double garage, large garden, driveway parking, and no onward chain. Close to green space and village. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Stunning Detached Home
- Over 1,700 Square Foot
- No Onward Chain
- Well-Presented Throughout
- Open-Plan Kitchen / Diner / Snug
- Versatile Living Spaces
- Private Rear Garden
- Ample Driveway Parking
- W/C, En-suite & Family Bathroom
- EPC Rating: C





**ENTRANCE PORCH**

**ENTRANCE HALL**

**LOUNGE**

16' 2" x 12' 2" (4.94m x 3.72m)

**KITCHEN**

8' 0" x 14' 10" (2.43m x 4.51m)

**DINING AREA**

9' 6" x 10' 3" (2.90m x 3.13m)

**SNUG**

11' 10" x 8' 10" (3.61m x 2.70m)

**UTILITY ROOM**

5' 5" x 5' 7" (1.65m x 1.69m)

**OFFICE SPACE 1 / FURTHER RECEPTION ROOM**

14' 3" x 8' 1" (4.35m x 2.46m)

**OFFICE SPACE 2 / FURTHER RECEPTION ROOM**

17' 0" x 7' 8" (5.18m x 2.33m)

**DOWNSTAIRS WC**

4' 11" x 2' 11" (1.50m x 0.90m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13' 8" x 10' 4" (4.17m x 3.14m)

**DRESSING ROOM**

7' 1" x 3' 6" (2.17m x 1.07m)

**EN-SUITE SHOWER ROOM**

5' 7" x 4' 11" (1.70m x 1.51m)

**BEDROOM TWO**

12' 8" x 8' 11" (3.86m x 2.72m)





### **BEDROOM THREE**

12' 7" x 8' 11" (3.84m x 2.71m)

### **BEDROOM FOUR**

9' 8" x 7' 4" (2.94m x 2.23m)

### **FAMILY BATHROOM**

7' 4" x 6' 3" (2.23m x 1.91m)

### **SERVICES**

Mains water, gas, electricity and drainage are connected.

### **COUNCIL TAX**

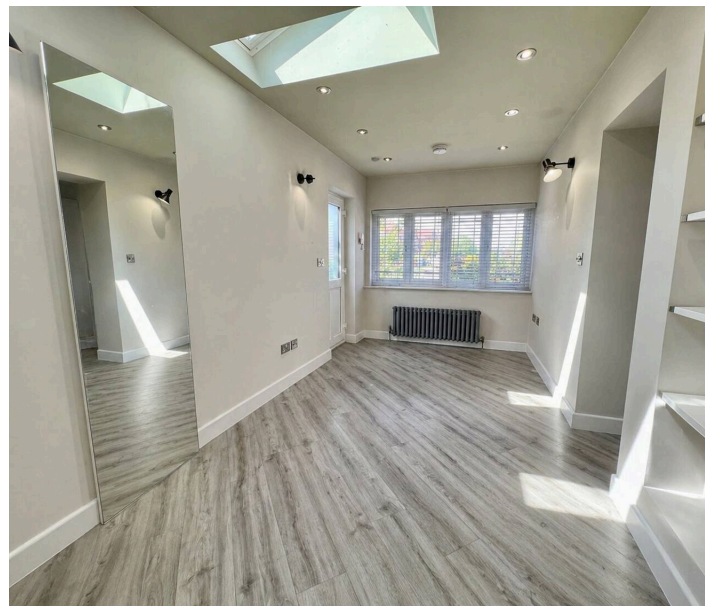
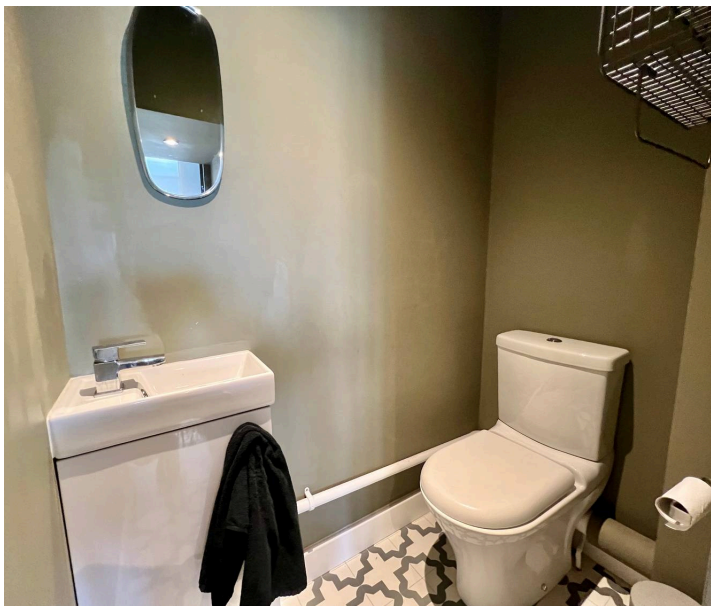
The property is in Council Tax Band E.

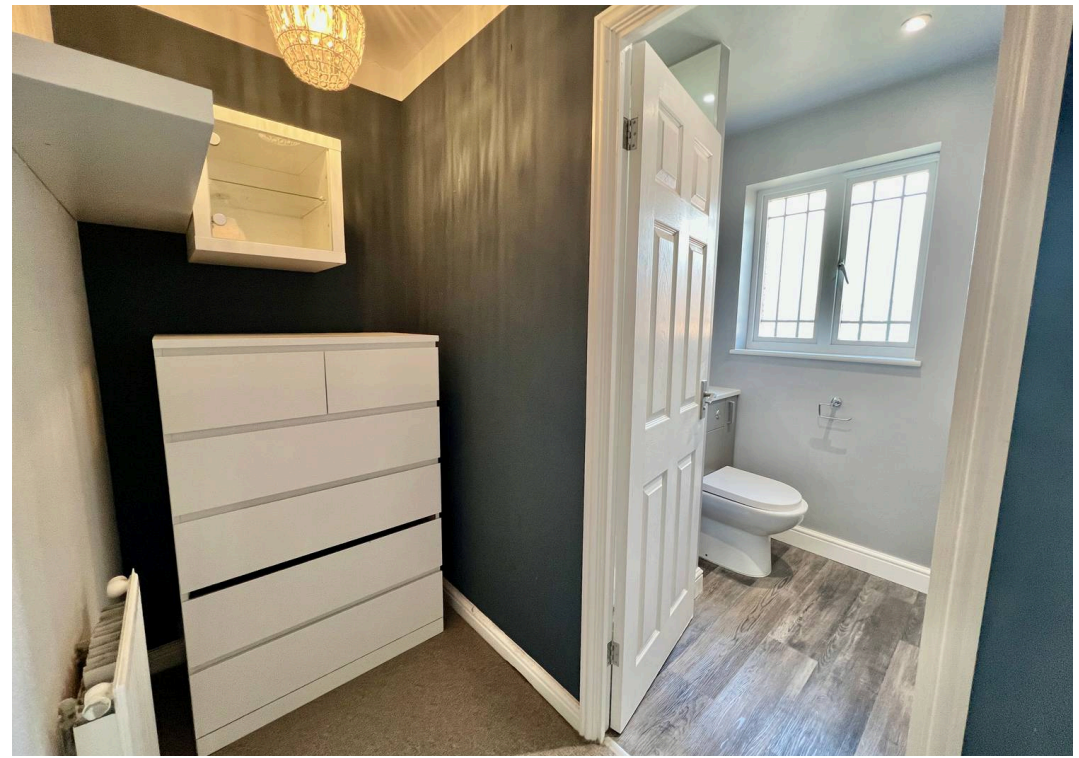
### **AGENTS NOTE**

Please note these particulars 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, Lifetime Legal, at a cost of £45 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 £250 if you use their services. For more information please call in the office or telephone 01476 591900.

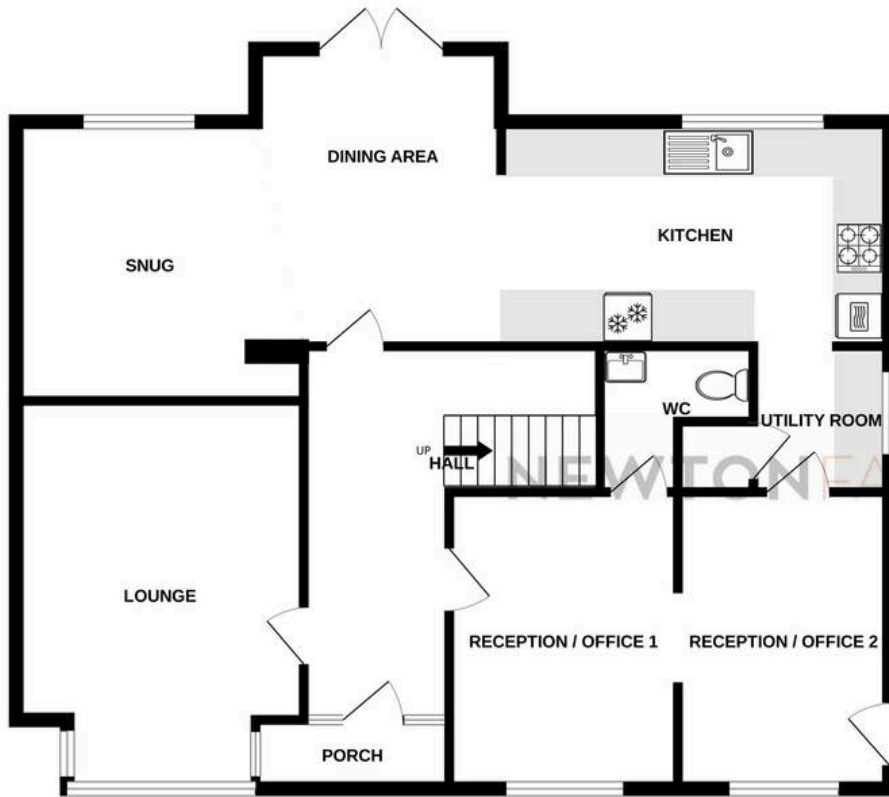








GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2026

# Newton Fallowell Grantham

Newton Fallowell, 68-69 High Street - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/