



31 School Lane, Ropsley
£240,000

 **NEWTON FALLOWELL**

31 School Lane

Ropsley, Grantham

Charming two-bedroom stone cottage in Ropsley with period features, spacious kitchen, sun room, log burner, garage, driveway, and private lawned garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Charming Stone Cottage
- No Onward Chain
- Sun Room
- Detached Garage with Driveway
- Two Double Bedrooms
- Kitchen / Breakfast Room
- Lounge + Dining Room
- Popular Village Of Ropsley
- Open Fireplace
- Generous Plot





ROPSLEY

The village of Ropsley is approximately 5 miles east of Grantham and has its own primary school (Ropsley Church of England Primary School). A short drive away is the town of Grantham which offers a vast array of amenities including several supermarkets and main line rail service to London King's Cross. From Grantham there is easy access to the A1 both north and south and the A52 to Nottingham. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

KITCHEN

13' 5" x 9' 3" (4.09m x 2.82m)

DINING ROOM

7' 10" x 14' 6" (2.40m x 4.41m)

HALLWAY

SUN ROOM

LOUNGE

15' 1" x 14' 6" (4.61m x 4.41m)

FIRST FLOOR LANDING

BEDROOM ONE

13' 3" x 12' 10" (4.03m x 3.90m)

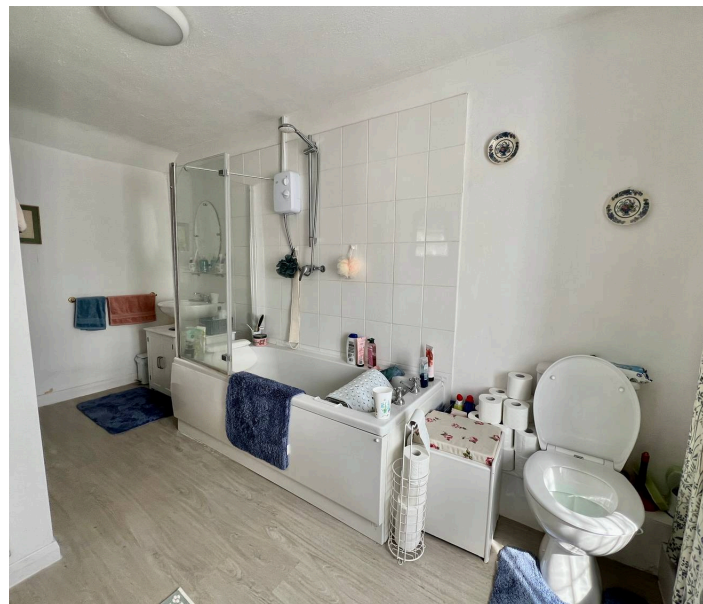
BEDROOM TWO

10' 4" x 10' 0" (3.16m x 3.04m)

FAMILY BATHROOM

13' 8" x 6' 11" (4.16m x 2.12m)

EXTERIOR





AGENTS 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. All services and appliances have not and will not be tested. 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.

NOTE

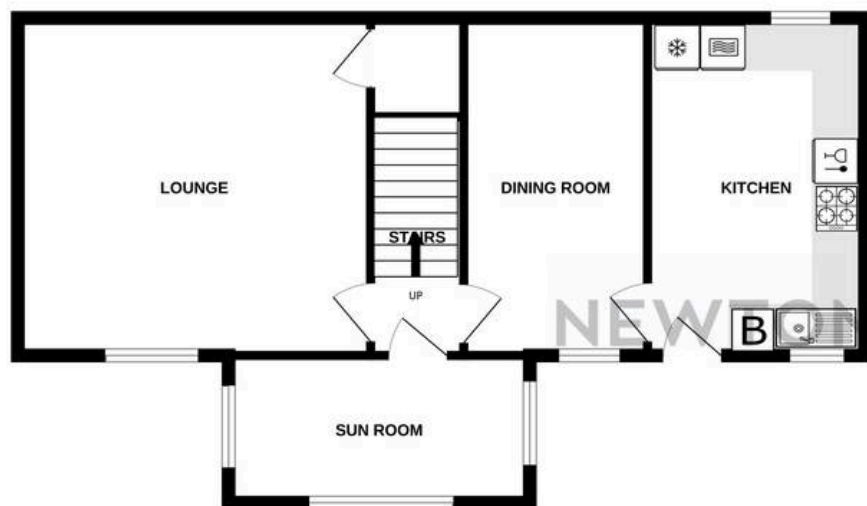
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MONEY LAUNDERING CHECKS

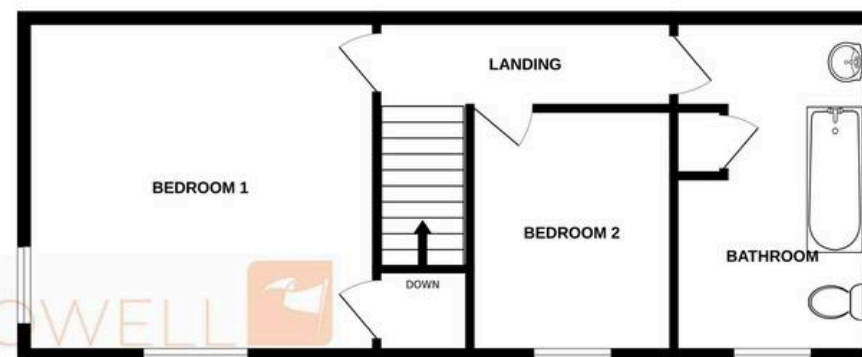
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks



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.
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