



14 Baysdale Grove, Grantham
£330,000

 **NEWTON FALLOWELL**

14 Baysdale Grove

Grantham

Well-presented three-bed detached home on Manthorpe Estate. Features modern kitchen, open-plan living, garden room, study, en-suite, family bathroom, large garden, and driveway parking.

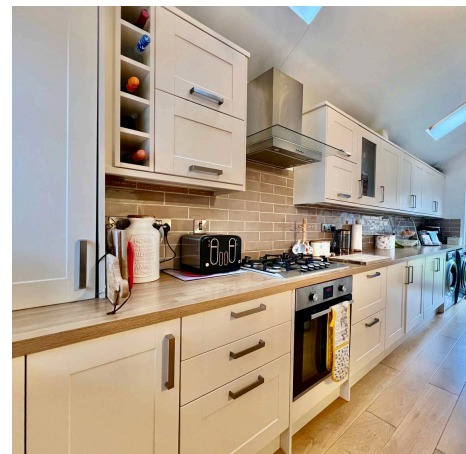
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully Presented Accommodation
- Three Generous Bedrooms
- Ample Living Space
- Popular Manthorpe Estate Location
- Modern Kitchen Space
- Open-Plan Lounge / Dining Area
- Versatile Study / Play Room / Family Area
- Close To Local Amenities
- Ample Parking + Rear Garden
- EPC Rating: C





ENTRANCE HALL

CLOAKROOM

6' 0" x 2' 7" (1.82m x 0.80m)

LOUNGE / DINER

21' 9" x 12' 1" (6.63m x 3.69m)

FAMILY ROOM

7' 10" x 12' 4" (2.38m x 3.76m)

GARDEN ROOM

14' 4" x 11' 3" (4.38m x 3.43m)

KITCHEN

20' 10" x 12' 0" (6.34m x 3.67m)

LANDING

BEDROOM ONE

13' 4" x 9' 8" (4.06m x 2.94m)

EN-SUITE

5' 9" x 6' 2" (1.76m x 1.88m)

BEDROOM TWO

9' 8" x 8' 10" (2.95m x 2.68m)

BEDROOM THREE

12' 0" x 8' 6" (3.65m x 2.58m)

FAMILY BATHROOM

6' 9" x 6' 0" (2.05m x 1.83m)

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Proceed over the Manthorpe Road traffic lights, passing the hospital on the left-hand side and taking the last left turn to the right. The property will be on the left-hand side of the road.





DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Proceed over the Manthorpe Road traffic lights, passing the hospital on the left-hand side and taking the last left turn before you enter Manthorpe village on to Longcliffe Road. Take the right turn onto Rosedale Drive, left onto Borrowday Way and left onto Baysdale Grove. The property is at the end.

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 closeby are the Manthorpe Pre-School Playgroup, Cliffdale Primary School and The Priory Ruskin Academy, so all ages catered for.

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. 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.









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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