

# 5 High Road, Londonthorpe

Guide Price £240,000



## 5 High Road

Londonthorpe, Grantham

Charming Grade II listed 2-bed cottage in Londonthorpe with period features, 3 floors, patio garden, outbuildings, oil heating, and double glazing. Sought-after semi-rural location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Grade II Listed Property
- Charming Home
- Bursting With Character
- Two Double Bedrooms
- Kitchen / Diner + Utility Room
- Approx 1,050 SqFt Of Accommodation
- Family Bathroom
- Courtyard Garden + Outbuilding
- Close To Local Amenities
- Council Tax Band: B



**EXTERIOR STONE PORCH**

3' 5" x 4' 5" (1.03m x 1.34m)

**INTERNAL PORCH**

4' 5" x 3' 6" (1.35m x 1.06m)

**LOUNGE**

13' 10" x 16' 4" (4.22m x 4.99m)

**KITCHEN / DINER**

14' 4" x 10' 0" (4.38m x 3.06m)

**UTILITY ROOM**

5' 9" x 3' 11" (1.76m x 1.19m)

**FIRST FLOOR LANDING****FAMILY BATHROOM**

12' 2" x 9' 7" (3.72m x 2.93m)

**BEDROOM TWO**

13' 7" x 14' 2" (4.15m x 4.28m)

**BEDROOM ONE**

15' 1" x 13' 9" (4.60m x 4.19m)

**COUNCIL TAX**

The property is in Council Tax Band B.

**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

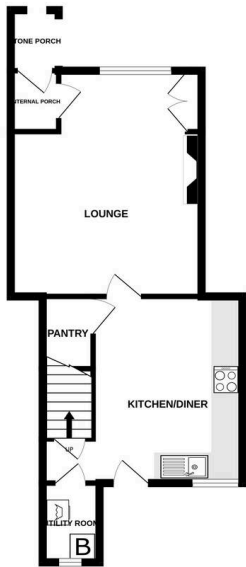
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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. 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.

#### AGENT NOTE - PHOTOGRAPHY

The photographs of this property have been digitally enhanced using AI technology to remove personal belongings and tenants' items. This has been done to help present the property in a neutral, uncluttered state and to better illustrate the available space. The physical condition, layout, and features of the property remain unchanged.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



NEWTON HOWELL

TOTAL FLOOR AREA - 1044sq.ft. (97.0 sq.m.) approx.

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 Grantham

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