



High Road, Londonthorpe



- Grade II Listed Property
- Charming Home
- Bursting With Character
- Two Double Bedrooms
- Kitchen / Diner + Utility Room
- Approx 1,050 SqFt Of Accommodation
- Freehold
- EPC rating Exempt



A charming Grade II Listed two-bedroom period cottage, situated within the highly regarded semi-rural village of Londonthorpe, offering a wealth of character and original features including exposed beams!

The accommodation is arranged over three floors and comprises an entrance porch leading into a delightful sitting room featuring exposed brickwork, a wood-burning stove, bespoke fitted storage and a window seat. To the rear, a well-proportioned kitchen/dining room is fitted with an electric cooker and benefits from a useful pantry with power and lighting, together with an adjoining utility room providing space and plumbing for appliances and housing the boiler.

On the first floor, there is a generous principal bedroom alongside a spacious family bathroom fitted with a three-piece suite and shower over the bath. The second floor provides a further double bedroom, offering flexible accommodation.

Externally, the property enjoys a low-maintenance patio garden complemented by two useful outbuildings. Additional benefits include oil-fired central heating and uPVC double glazing to the rear elevation.

Londonthorpe is a sought-after village location offering a semi-rural setting whilst remaining conveniently positioned for access to Grantham, the A1 and A52. Viewing is highly recommended to fully appreciate the charm and character of this delightful home!



LONDONTHORPE

The property is less than a 5 minute drive from the Alma Park and Harrowby Lane areas of Grantham which offer excellent amenities including fish and chip shop, convenience store, doctors' surgery, Tesco Express, junior school etc. etc.

The A1 passes to the west of Grantham, providing access to major commuter areas and the A52 also crosses the town taking you east to Boston and west to Nottingham. Grantham station is on the East Coast main line giving direct service times to London King's Cross with a journey time from 70 minutes, Newark 10 minutes and Peterborough 20 minutes. Cross country services run to Nottingham with a 30 minute journey time. The B6403, a short distance from the property, also offers access to the A17 via Ancaster.

EXTERIOR STONE PORCH

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

INTERNAL PORCH

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

LOUNGE

4.22m x 4.99m (13'10" x 16'5")

KITCHEN / DINER

4.38m x 3.06m (14'5" x 10'0")

UTILITY ROOM

1.76m x 1.19m (5'10" x 3'11")

FIRST FLOOR LANDING

FAMILY BATHROOM

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

BEDROOM TWO

4.15m x 4.28m (13'7" x 14'0")



BEDROOM ONE

4.6m x 4.19m (15'1" x 13'8")

EXTERIOR

COUNCIL TAX BAND

The property is in Council Tax Band B.

GRANTHAM

The property is situated within walking distance of the town and all amenities.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

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.

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.

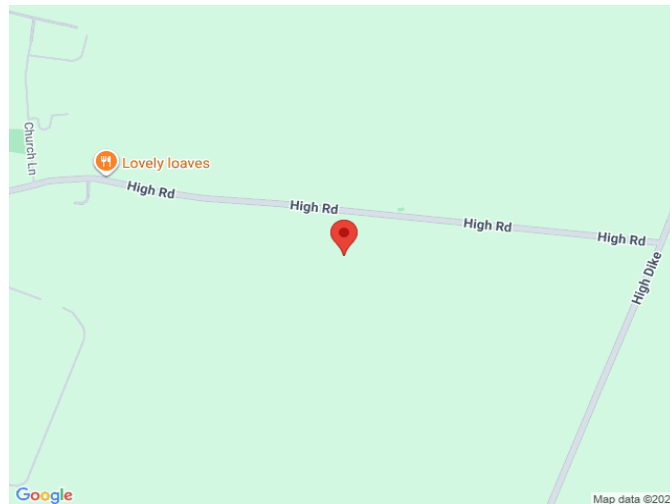
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.



Floorplan



Newton Fallowell

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