



14 High Road, Manthorpe
Grantham

Guide Price £225,000

DavidGrace





14 High Road

Manthorpe, Grantham

Spacious 4-bed detached home in Manthorpe with large garden, and outbuilding. Full of character and potential—ideal for someone with vision to modernise and create a dream home.

Council Tax band: C

Tenure: Freehold

- Prime Location – Situated in One of Grantham's Most Sought-After Areas in Manthorpe
- Grade II Listed Property With Lots of Potential
- Rare Development Opportunity – A Unique Chance to Create a Dream Family Home in a Highly Desirable Location
- Two Reception Rooms – Versatile Spaces for Living, Dining or Entertaining
- Four Double Bedrooms – Spacious, Well-Proportioned Rooms Ideal for Families
- Outbuilding with Lots of Storage
- Potential for Modernisation – Opportunity to Reconfigure or Extend (Subject to Planning)
- Large Private Garden – Perfect for Families, Gatherings, or Outdoor Projects
- Generous Plot Size – Great Outdoor Space with Potential for Extension and Landscaping
- Outbuilding with Bar – Ideal for Conversion into a Home Office, Studio or Retreat

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Entrance Hall

Dining Room

12' 2" x 12' 2" (3.70m x 3.70m)

Lounge

12' 2" x 12' 2" (3.70m x 3.70m)

Kitchen

14' 1" x 10' 2" (4.30m x 3.10m)

Hallway

Bathroom

10' 2" x 8' 6" (3.10m x 2.60m)

Back Porch

Garden Store

Bedroom 1

12' 6" x 11' 2" (3.80m x 3.40m)

Bedroom 2

12' 6" x 12' 2" (3.80m x 3.70m)

Bedroom 3

11' 10" x 9' 10" (3.60m x 3.00m)

Bedroom 4

11' 10" x 9' 10" (3.60m x 3.00m)

WC

6' 11" x 3' 7" (2.10m x 1.10m)





GARDEN



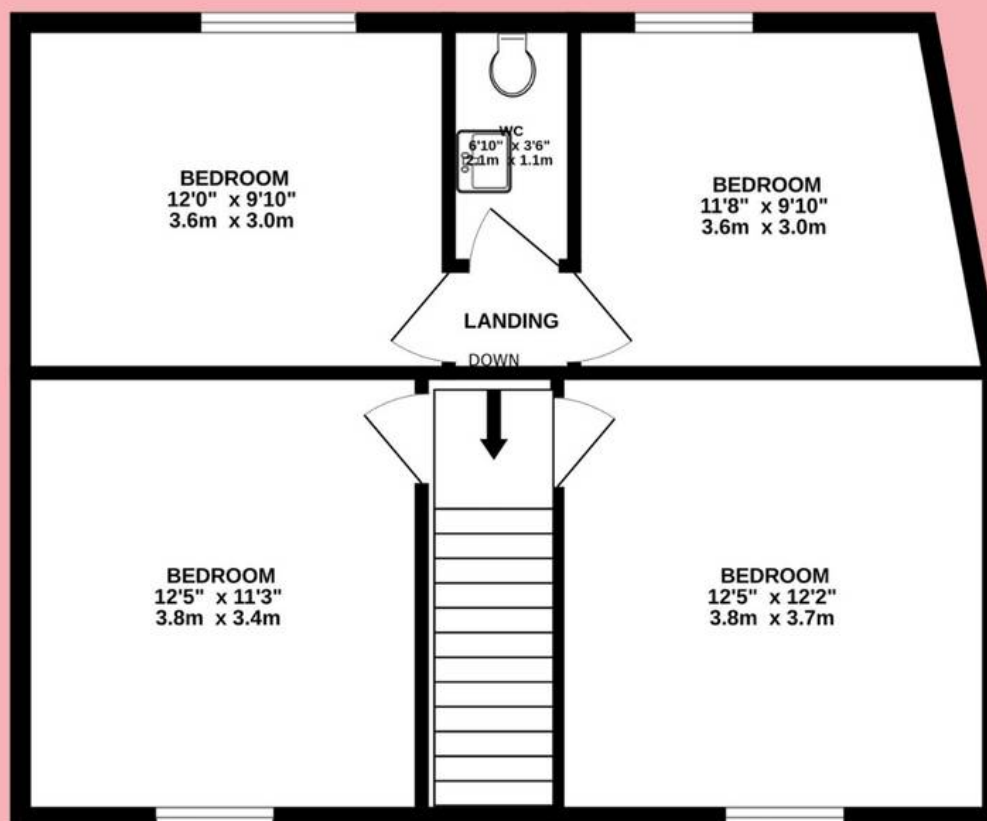
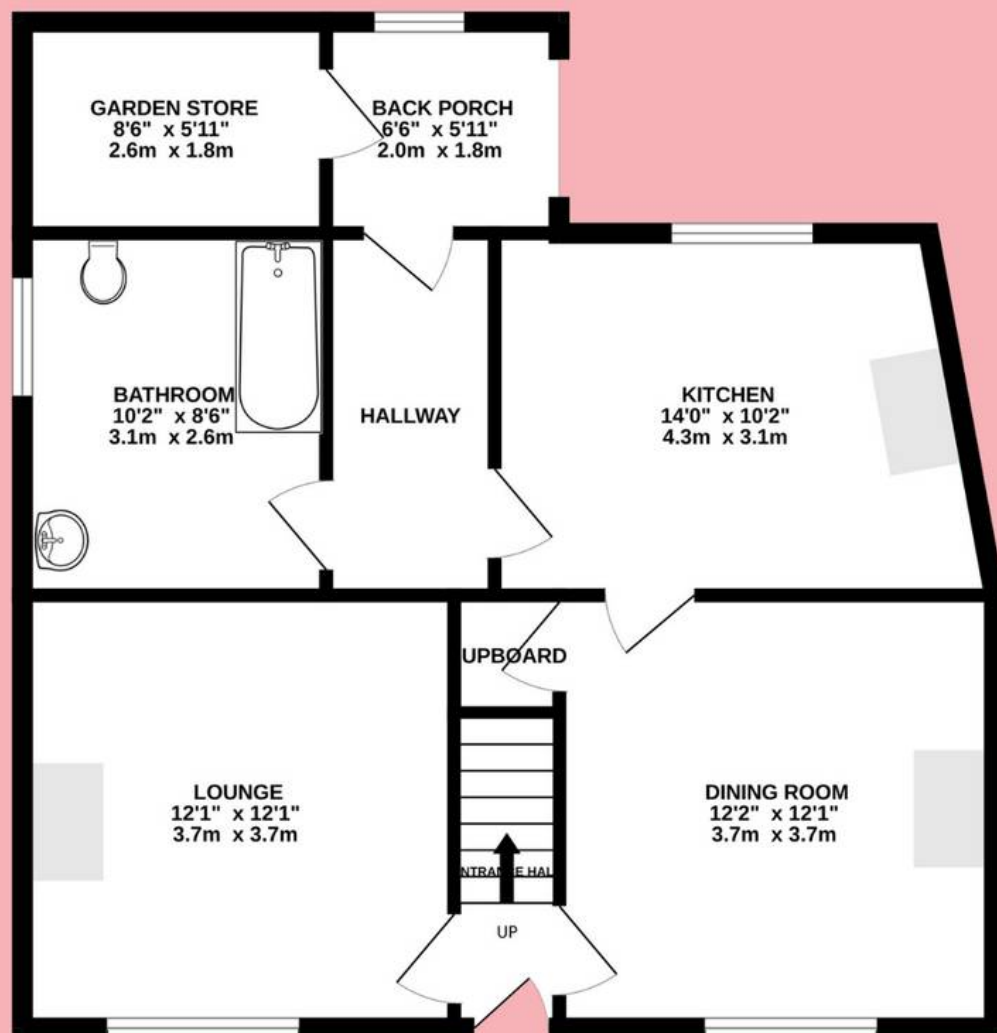




DavidGrace
A NEWTON FAMILY ESTATE AGENCY

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Approximate Internal area: 1278 sq ft/ 118.8 m²





David Grace Estate Agents

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