



148 Manthorpe Road, Grantham

Guide Price £825,000

 **NEWTON FALLOWELL**

148 Manthorpe Road

Grantham, Grantham

Spacious six-bedroom home (approx. 3000 sq ft) on half-acre plot with over two acres of adjoining paddock, three bathrooms, garage/annexe, and versatile living space. Early viewing advised.

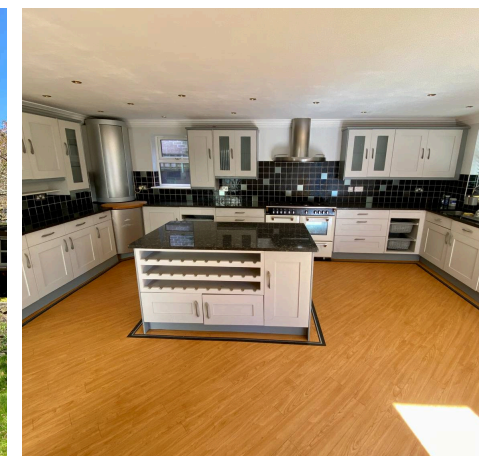
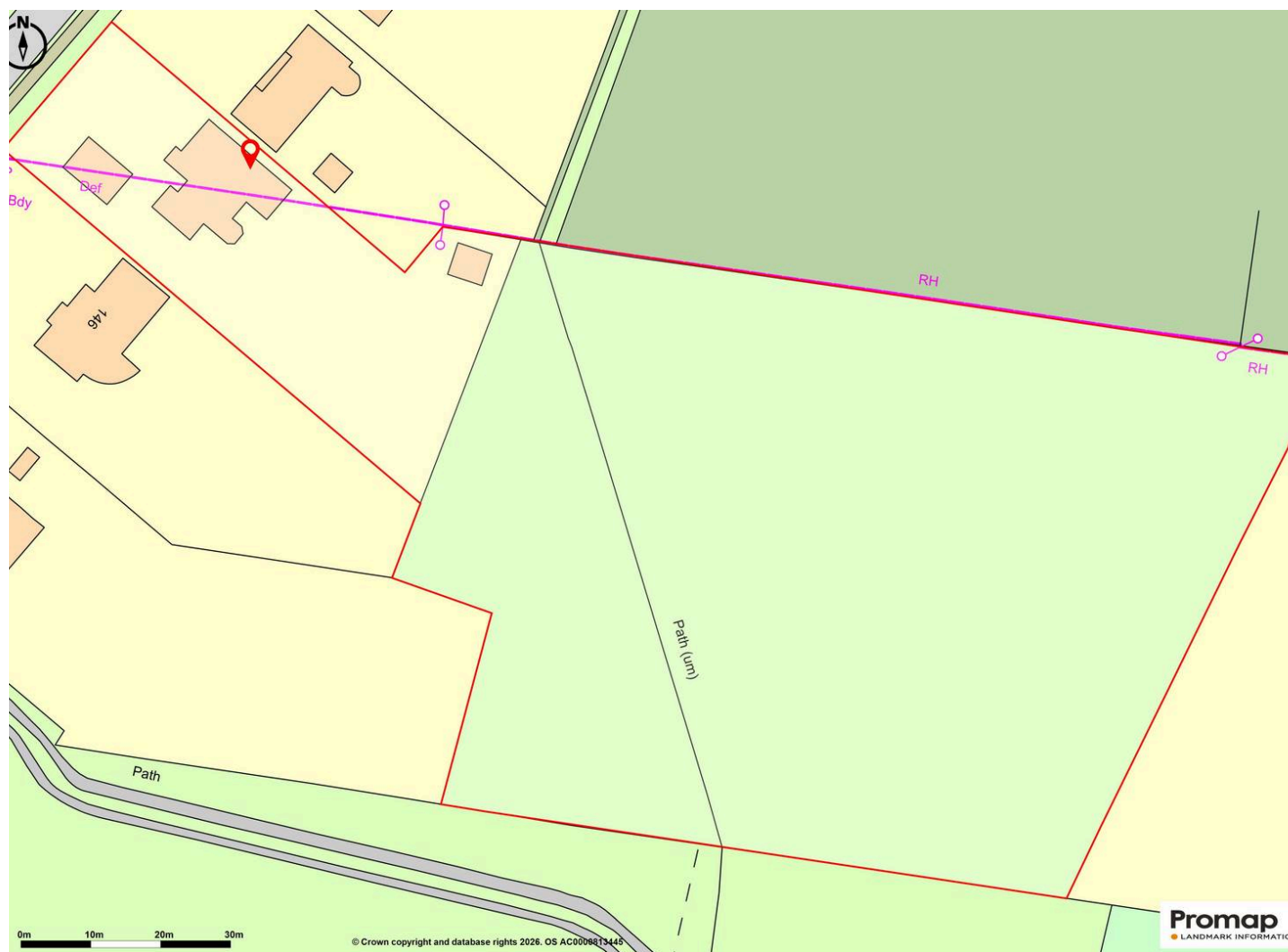
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Rare Opportunity
- Six Bedrooms
- Large Family Home of 2873 Square Feet
- Three Bathrooms
- Half Acre Private Plot
- Garage/Annex Block
- Adjoining 2 Acre Paddock/Gardens
- 2.63 Acres in Total
- 3 Reception Rooms and Conservatory
- EPC Rating D





PORCH

Covered open half bricked porch. Upvc entrance door.

ENTRANCE HALL

7' 5" x 9' 10" (2.25m x 2.99m)

Plus 1.83m x 3.30m inner hall. Two radiators with screens, coving, wall lights and staircase to 1st floor. Window to side.

CLOAKROOM

2' 7" x 6' 1" (0.80m x 1.85m)

With low level WC and wash basin. Electric consumer unit.

KITCHEN / BREAKFAST ROOM

16' 11" x 20' 1" (5.16m x 6.12m)

A light and spacious kitchen with triple aspects and French doors to terrace. Comprehensively fitted with a range of base cupboards and island, all with granite work tops. Inset sink with mixer tap and wall cupboards. Stoves range cooker and hood over, integrated dishwasher, tiled splash backs, coving and spot lights. Half glazed door to conservatory. Two radiators with screens.

UTILITY ROOM

8' 7" x 16' 10" (2.62m x 5.12m)

Generous utility/laundry with a range of base cupboards, work tops and wall cupboards. One and a half bowl stainless steel sink. Worcester gas fired boiler and plumbing for auto washer. External Upvc glazed door and window to side. Radiator and screen. Coving.

STUDY

7' 10" x 1102' 4" (2.39m x 336.00m)

Window to rear/conservatory, coving, spot lights, radiator and screen.

SITTING ROOM

16' 11" x 19' 7" (5.15m x 5.96m)

Plus bay window to front 1.75m x 0.66m. A larger than average reception room with feature carved fireplace, display shelving, coving and two screened radiators. Two windows to side.





LOUNGE

11' 1" x 22' 1" (3.39m x 6.74m)

Triple aspect room with dining area adjoining. Patio door to rear. Screened radiator and coving.

DINING AREA

9' 0" x 11' 9" (2.75m x 3.57m)

French doors to Conservatory, screen radiator and coving.

CONSERVATORY

7' 1" x 19' 0" (2.17m x 5.78m)

Plus 2.48m x 2.63m Generous L-shaped conservatory with French doors to garden. Screened radiator.

FIRST FLOOR LANDING

6' 2" x 21' 10" (1.89m x 6.65m)

Plus 1.47m x 5.20m rear landing area. Window to front elevation, built in airing cupboard, loft access and coving. Screened radiator. Window to rear.

MASTER BEDROOM

13' 11" x 16' 10" (4.23m x 5.14m)

Fitted dressing table and drawers, two screened radiators, coving and spot lights. French doors to balcony and window to rear.

BALCONY

A crescent shaped balcony with metal balustrade.

EN-SUITE SHOWER ROOM

5' 1" x 7' 5" (1.55m x 2.26m)

Including a shower cubicle with jet spray feature, low level WC and wash basin. Vanity cupboards, fully tiled walls, chrome heated towel rail, shaver socket etc. Window to side.

DRESSING ROOM

5' 4" x 9' 4" (1.62m x 2.85m)

Walk in dressing room with hanging furniture and shelves. Radiator and screen. Spot lights.





GUEST BEDROOM

16' 11" x 17' 0" (5.16m x 5.19m)

Window to front elevation. fitted wardrobes and dressing table, coving, radiator and screen.

EN-SUITE SHOWER ROOM

5' 1" x 7' 5" (1.55m x 2.26m)

Shower cubicle with jet feature, wash basin and low level WC. Chromed heated towel rail, fully tiled walls, shaver socket and coving. Vanity cupboards. Window to front.

BEDROOM THREE

9' 11" x 14' 8" (3.03m x 4.47m)

Window to rear, radiator with screen and coving.

BEDROOM FOUR

9' 11" x 13' 10" (3.02m x 4.22m)

Window to rear, radiator with screen and coving.

BEDROOM FIVE

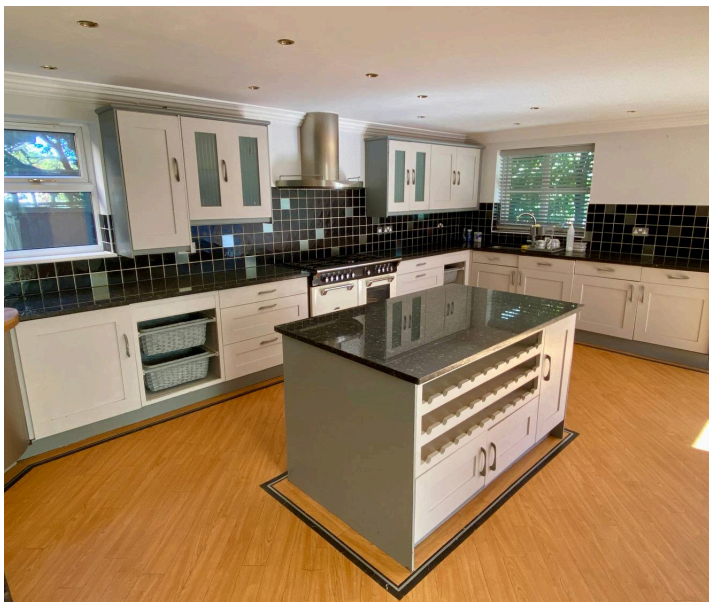
10' 10" x 11' 11" (3.29m x 3.62m)

Windows to front and side, radiator with screen and coving.

BEDROOM SIX

8' 6" x 13' 5" (2.59m x 4.08m)

Window to side. Fitted wardrobe and dressing table. Radiator with screen, coving.



FAMILY BATHROOM

7' 4" x 13' 8" (2.23m x 4.17m)

Containing a suite comprising a corner bath, shower enclosure, pedestal wash basin and low a level WC. Fully tiled walls, chromed heated towel rail and spot lights. Window to front.

OUTSIDE

GARAGE / ANNEX

DOUBLE GARAGE

17' 7" x 19' 0" (5.37m x 5.80m)

With twin up and over doors.



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17' 7" x 19' 0" (5.37m x 5.80m)

With twin up and over doors.

ENTRANCE / HALL

7' 10" x 17' 8" (2.38m x 5.38m)

Entrance door from side and windows to front and side. Staircase off to first floor.

WC

Un fitted but plumbing available.

FIRST FLOOR ROOM

13' 9" x 14' 6" (4.20m x 4.42m)

Window to side and Velux type roof light.

FIRST FLOOR ROOM 2

13' 1" x 14' 6" (4.00m x 4.42m)

Velux type roof light.

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating is installed. We have not tested any of the services or appliances and prospective purchasers must rely on their own enquiries in this respect.

RIGHT OF WAY

There is a public footpath running diagonally across the paddock as shown on the plan included. We understand from the seller that an application is in progress for this to be extinguished or diverted though this will take a considerable time to be processed and the outcome is unknown.

COUNCIL TAX

The property is in Band F for Council Tax purposes.

AGENTS NOTE

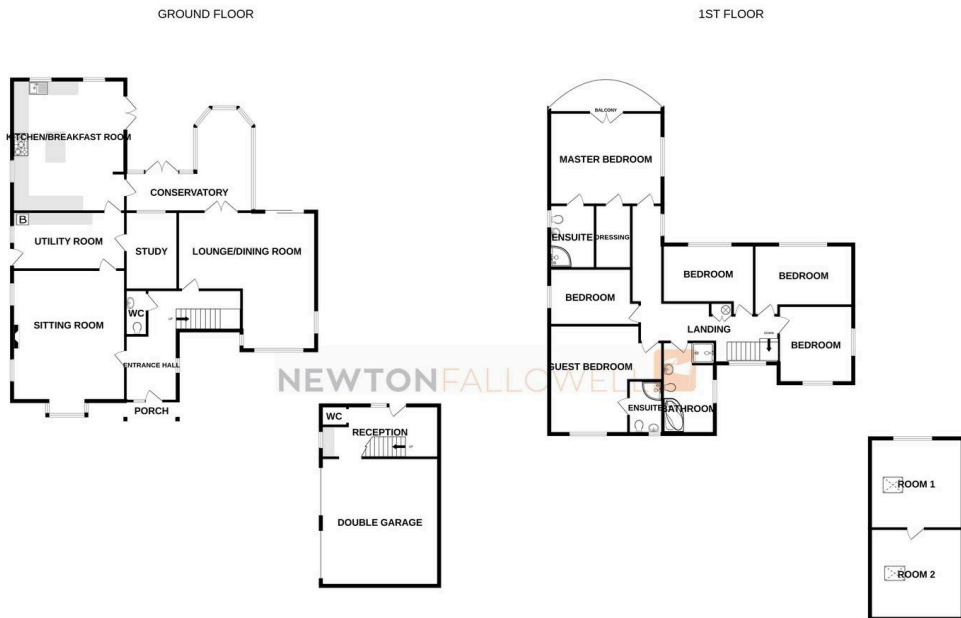
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NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider Conduite, at a cost of €54 inc. VAT per transaction. This will







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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