



Manthorpe Road, Grantham



- Rare Opportunity
- Six Bedrooms
- Large Family Home of 3188 Square Feet
- Three Bathrooms
- Half Acre Private Plot
- Garage/Annex Block
- Freehold
- EPC rating U

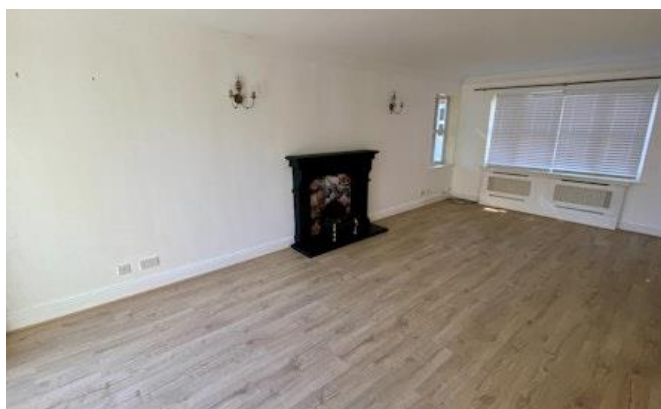


A RARE OPPORTUNITY in the context of the Grantham property market this is a substantial SIX BEDROOMED family home of OVER 3000 SQUARE FEET standing on a generous private plot of almost a HALF ACRE together with an ADJOINING PADDOCK/GARDEN to the rear in excess of TWO ACRES and suited to a variety of amenity uses. The property is situated on the eastern side of Manthorpe Road and provides genuinely well proportioned accommodation lending itself to family occupation and even multi-generational living. The living space includes an entrance hall, cloakroom, sitting room, lounge, dining area, conservatory, study, a well fitted kitchen/breakfast room, utility room, SIX BEDROOMS and THREE BATHROOMS. The garage/annexe block is in need of some improvement but offers potential for ancillary accommodation or office space. There is gated access from the rear to the additional land which although in need of some work/cultivation is a real OASIS within the town environment. EARLY VIEWING RECOMMENDED.

## GRANTHAM

The property is situated to the north east of the town centre and is convenient for access to a range of shops and other amenities. Grantham has a station on the East Coast Mainline giving access to London Kings Cross with a journey time from around 70 MINUTES and making for practical commuting. There is also a cross country service to NOTTINGHAM. Schooling in the town is of a high quality and includes the well known boys and girls Grammar Schools, Kings and Kesteven Girls. There is a nearby playpark and riverside walks along the Witham.





### PORCH

Covered open half bricked porch. Upvc entrance door.

### ENTRANCE HALL

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

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

### CLOAKROOM

0.8m x 1.85m (2'7" x 6'1")

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

### KITCHEN/BREAKFAST ROOM

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

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

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

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

2.39m x 3.56m (7'10" x 11'8")

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

### SITTING ROOM

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

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

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

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

## DINING AREA

2.75m x 3.57m (9'0" x 11'8")

French doors to Conservatory, screen radiator and coving.

## CONSERVATORY

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

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

## FIRST FLOOR LANDING

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

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

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

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

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

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

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

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

### GUEST BEDROOM

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

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

### EN SUITE SHOWER ROOM

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

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 3

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

Window to rear, radiator with screen and coving.

### BEDROOM 4

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

Window to rear, radiator with screen and coving.

### BEDROOM 5

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

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

### BEDROOM 6

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

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

### FAMILY BATHROOM

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

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

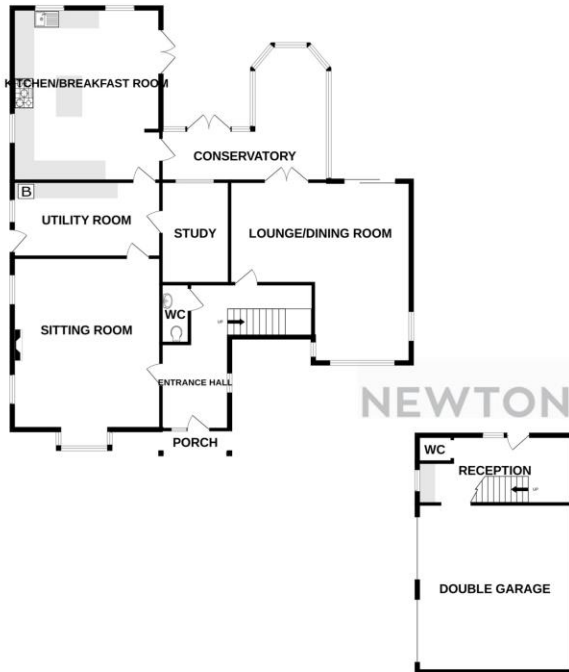
### GARAGE/ANNEXE

### DOUBLE GARAGE

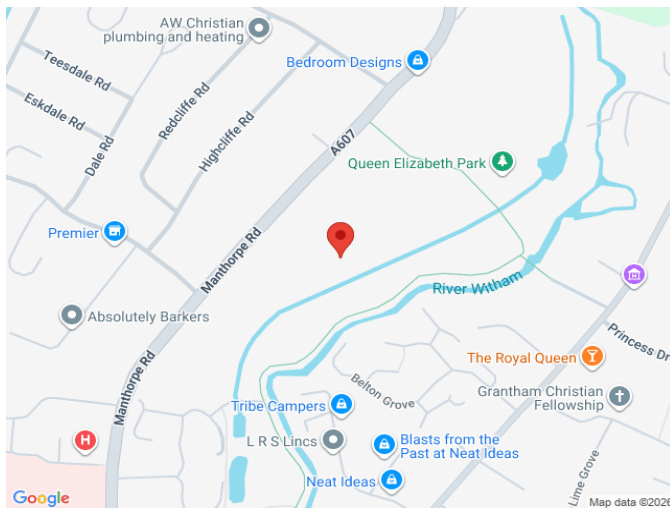
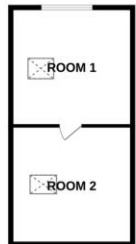
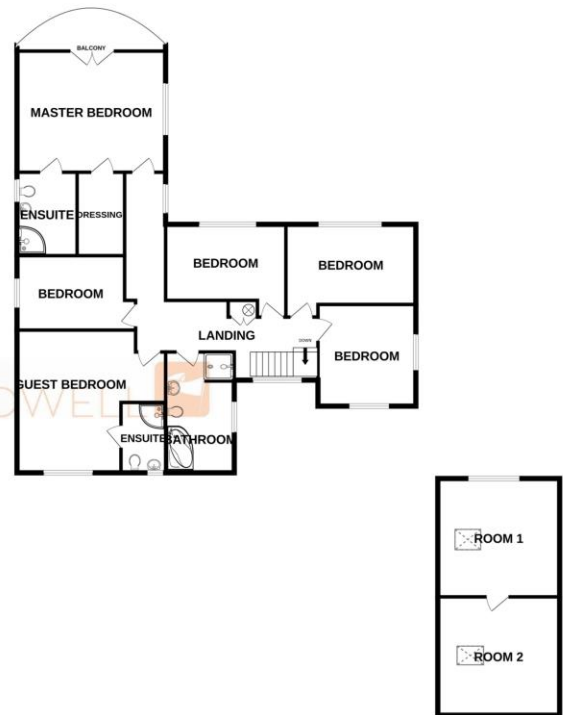


# Floorplan

GROUND FLOOR



1ST FLOOR



Newton Fallowell

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