



Rosedale Drive, Grantham



- Detached Family Home
- Sought-After Location
- Close To Grantham Town Centre
- Four Generous Bedooms
- Modern Kitchen With Integrated Appliances
- Lounge, Dining Room + Conservatory
- Freehold
- EPC rating TBC



Located on the sought-after Manthorpe Estate and within easy walking distance of the attractive open green space connecting the estate to Manthorpe, this impressive detached and extended family residence is presented to the market in true move-in ready condition.

Offering well-balanced and thoughtfully arranged accommodation throughout, the property comprises an extended entrance hall, a comfortable lounge, dining room, conservatory, modern fitted kitchen, utility room, and downstairs WC. The kitchen is fitted with quality integrated Neff appliances, including an induction hob, oven, microwave, and dishwasher, creating a practical and stylish space ideal for modern family living.

To the first floor, there are four well-proportioned bedrooms, including a generous principal bedroom benefitting from an en-suite shower room with power shower, alongside a contemporary family bathroom. Additional practical features include UPVC double glazing, gas-fired central heating, a boiler installed in July 2023 with annual servicing, and a partially boarded loft complete with storage racking and a recently installed loft ladder.





Externally, the property is approached via a generous driveway providing ample off-street parking and leading to an integral garage fitted with an electric roller door and water supply. The enclosed rear garden has been designed with low maintenance in mind, being predominantly laid to patio and offering an excellent outdoor entertaining space for the warmer months. Further enhancing the external space is a substantial outside shed equipped with power and electric sockets both internally and externally.

GRANTHAM

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.

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.

ACCOMMODATION

ENTRANCE HALL

LOUNGE

4.86m x 3.54m (15'11" x 11'7")

DINING ROOM

2.93m x 2.63m (9'7" x 8'7")

CONSERVATORY

4m x 3.02m (13'1" x 9'11")

KITCHEN

2.93m x 2.91m (9'7" x 9'6")

UTILITY ROOM

1.82m x 1.32m (6'0" x 4'4")

CLOAKROOM

1.33m x 1.36m (4'5" x 4'6")

FIRST FLOOR LANDING

BEDROOM ONE

3.66m x 3.6m (12'0" x 11'10")

EN-SUITE

1.91m x 1.61m (6'4" x 5'4")

BEDROOM TWO

3.12m x 2.45m (10'2" x 8'0")





BEDROOM THREE
3.04m x 2.56m (10'0" x 8'5")

BEDROOM FOUR
2.63m x 2.31m (8'7" x 7'7")

FAMILY BATHROOM
2.26m x 2.11m (7'5" x 6'11")

EXTERIOR

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

AGENTS NOTE

Please note these particulars therefore the contents within 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, Lifetime Legal, at a cost of £45 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.

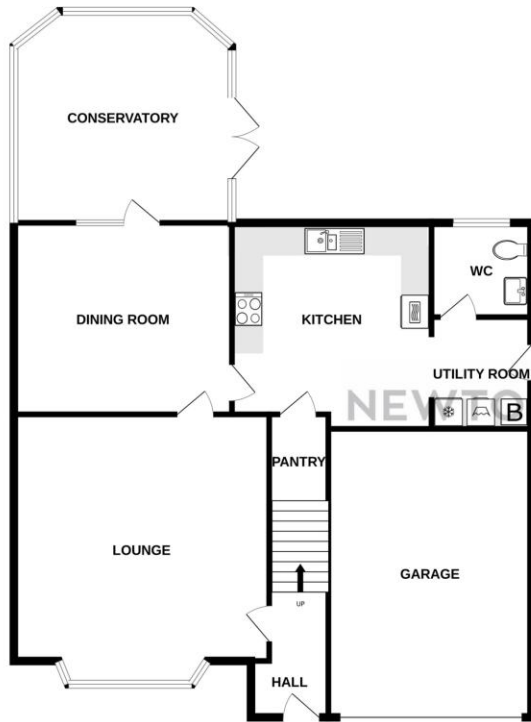
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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 £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

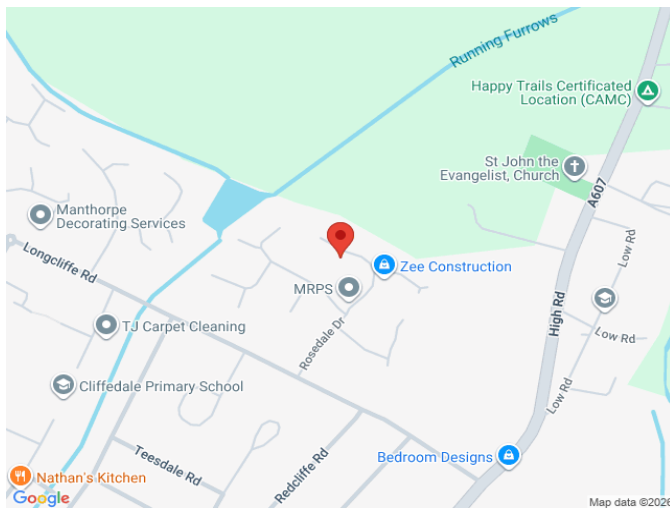
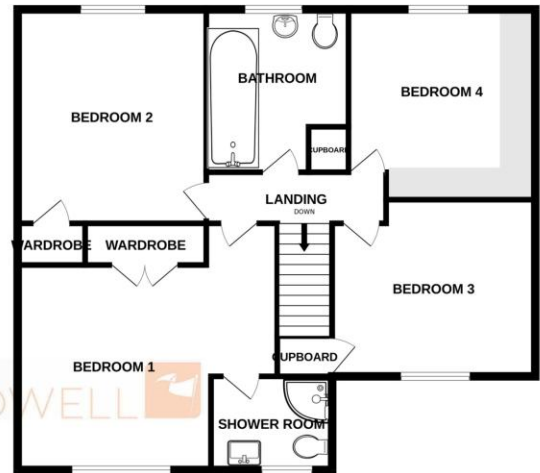


Floorplan

GROUND FLOOR



1ST FLOOR



Newton Fallowell

01476 591900
grantham@newtonfallowell.co.uk