



PRICE GUIDE

**£750,000**

**Manthorpe Road**

Grantham, NG31

Council Tax Band: F



## PROPERTY SUMMARY

Secure My Sale Estate Agents Grantham are incredibly delighted to bring this rare property to the market. This Six Bedroom Detached property is situated on Manthorpe Road – one of Grantham’s most desirable and sought after addresses. The location is second to none, being within easy reach of local amenities and two of the region’s top grammar schools – The King’s School Grantham and Kesteven and Grantham Girls’ School. With its blend of luxury, space, and prestige, this property is the perfect forever home.

Finished to an exceptional standard, this stunning residence offers spacious accommodation, landscaped gardens with a private swimming pool, and excellent parking for many vehicles. Inside on the ground floor, the property comprises a Study, a Cloakroom leading to a W/C, a very well proportioned Lounge, a Sitting Room, a Utility Room, and a fantastically appointed, open plan Kitchen Diner, which leads to the Garage. Heading upstairs we have Six Spacious Double Bedrooms, three with en-suites, plus a Jack and Jill bathroom shared between two bedrooms. Outside to the front, the property has a substantial driveway which provides plenty of off road parking and extends round the sides of the property to connect to the beautiful back garden. The rear garden is a true highlight, offering a tranquil retreat with ample lawn space perfect for being used as a safe play space, a relaxing sun spot, or the perfect setting for garden parties which pair incredibly with its outdoor swimming pool.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Not only your dream home, but your dream lifestyle awaits on Manthorpe Road...

### Ground Floor

#### Entrance Hallway

Inviting space acting as central hub connecting the living spaces with ease.

Study - 2.71m x 3.17m (8'11 x 10'5)

Provides the perfect space for home working, or private reading.

W/C - 2.69m x 1.36m (8'10 x 4'6)

Small cloakroom leading to downstairs W/C.

Lounge - 4.48m x 6.68m (14'8 x 21'11)

Generously proportioned with a bay window to the front, providing an abundance of natural light and welcoming atmosphere.

Kitchen Diner - 6.18m x 6.72m (20'3 x 22'1)

Beautifully designed, the kitchen diner boasts modern appliances and plentiful worktops, complemented by a spacious dining area that creates a welcoming space for gatherings. This leads out onto the rear garden.

Reception Room - 4.07m x 4.58m (13'4 x 15'0)

Versatile reception room offers flexibility, perfect as a formal dining room, playroom, or additional lounge.

Utility - 1.99m x 2.60m (6'6 x 8'6)

Practically provides additional storage and space for laundry appliances, keeping the main kitchen clutter free.

Garage - 4.23m x 5.89m (13'11 x 19'4)

A well sized space offering flexibility for parking, storage, or workshop use.

### First Floor

Main Bedroom – 3.69m x 5.90m (12'1 x 19'4)

Spacious double bedroom benefits from windows to front and rear allowing for plenty of natural lighting, as well as an en suite.

Bedroom Two – 3.42m x 4.55m (11'3 x 14'11)

Double bedroom, with fantastically well appointed four piece en suite with LED lighting.

Bedroom Three – 3.38m x 4.51m (11'1 x 14'10)

Large double bedroom, also with en suite and built in wardrobe.

Bedroom Four – 3.42m x 4.41m (11'3 x 14'6)

Double bedroom connected to Bedroom Five via Jack & Jill bathroom.

Bathroom - 3.17m x 2.07m (10'5 x 6'9)

Beautifully fitted four piece Jack and Jill bathroom offering style and practicality.

Bedroom Five – 3.86m x 3.63m (12'8 x 11'11)

Double bedroom benefits from windows to the front and side, creating light and airy atmosphere.

Bathroom 2.85m x 1.57m (9'4 x 5'2)

Stylish three piece bathroom offers a bath, with shower above, basin and W/C.

Bedroom Six – 2.76m x 2.63m (9'1 x 8'8)

Double bedroom currently used as a guest room.

### Outside

#### Front

#### Driveway

Allowing for plenty of parking

#### Rear

#### Swimming Pool

6



5



2









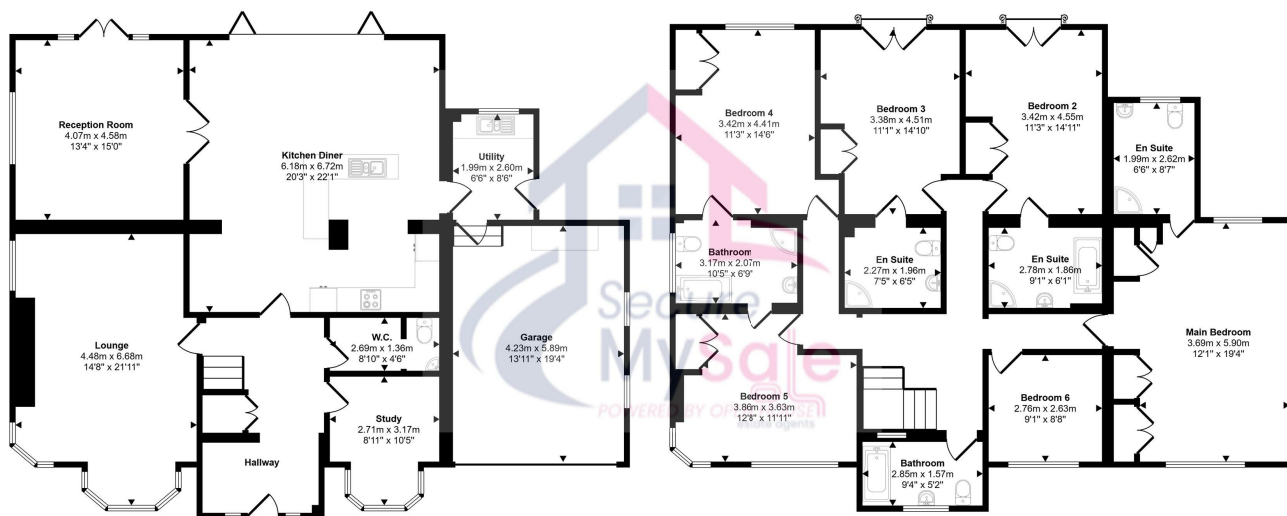




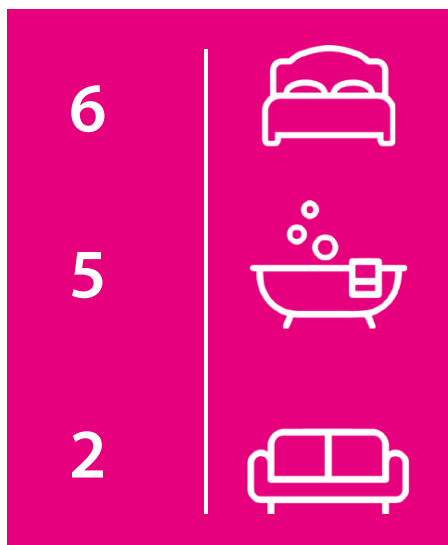




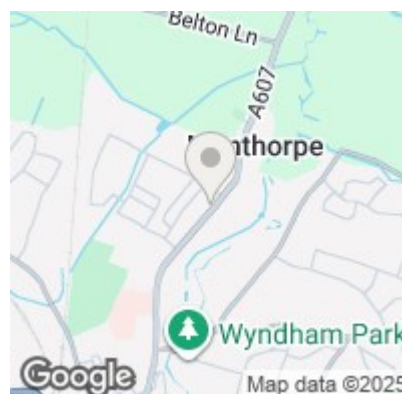
Approx Gross Internal Area  
300 sq m / 3224 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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