



Manthorpe Road, Grantham NG31 8DL



**william
h brown**

welcome to

Manthorpe Road, Grantham

GUIDE PRICE £590,000 - £610,000 - Stunning home and gardens on the very prestigious Manthorpe Road. Spacious detached family home with an open plan kitchen dining area and four bedrooms. CALL US NOW TO BOOK YOUR VIEWING 01476 566363 !!



Entrance Hall

Inviting entrance hall which features an Italian bespoke front door with inner glass opening, two windows to the front, beautiful original parquet wood flooring, spotlights to the ceiling and understair storage. Staircase rising to the first floor landing and access into the lounge/family room, sitting room and kitchen.

Lounge

12' 4" x 14' 8" Into Bay (3.76m x 4.47m Into Bay)
With a bay window to the front aspect, feature fireplace with log burner effect gas fire, carpet and a radiator.

Sitting Room

20' 10" x 12' 4" (6.35m x 3.76m)
Lovely dual aspect room with a window to the front and side aspects, feature brick fireplace with log burner, original parquet wood flooring, coving to the ceiling, radiator and folding doors into the open plan kitchen area.

Dining Area

12' 10" x 10' 3" (3.91m x 3.12m)
Feature wall with modern wood panelling, tiling to the floor, spotlights to the ceiling and folding doors leading out to the garden. Open into the kitchen area.

Open Plan Kitchen/Diner

20' 5" x 19' (6.22m x 5.79m)
Beautiful modern kitchen with a range of blue units to both the floor and eye level with Quartz worktops over, large island with part wood worktop, one and a half sink with drainer and mixer tap. There is a rangemaster style oven with gas hob (negotiable) with an extractor hood above, built-in dishwasher and space for a fridge freezer. Decorative tile splashbacks, spotlights to the ceiling, tiled flooring and bi-folding doors leading out to the rear garden. Door to a walk in pantry and the utility room.

Utility Room

12' x 9' 6" (3.66m x 2.90m)
Large utility room with a window to the rear aspect, a selection of cupboard space with worktops over, Belfast sink and subway tile splashbacks. Space for a washing machine and tumble dryer, two radiators, tiling to the floor, coving and spotlights to the ceiling. Access into the cloakroom and side passageway, boiler storage cupboard and glazed door leading out to the rear garden.

Cloakroom

Cloakroom comprising of a vanity sink unit with splashback tiling and extra cupboard storage, low level WC and tiling to the floor.

First Floor Landing

Landing which has a window to the front aspect, hatch access to the loft, radiator and access into the bedrooms and family bathroom.

Principal Bedroom

12' 5" x 12' 6" (3.78m x 3.81m)
Spacious bedroom with a window to the rear aspect, plenty of built-in wardrobe space, carpet, radiator and door leading into the en-suite.

En-Suite Bathroom

En-suite with a window to the rear aspect and comprising of a corner bath, vanity sink unit, low level WC, fully tiled walls with a combination of mosaic and plain tiling, heated towel rail, mosaic tile flooring and bonus storage cupboard.

Bedroom Two

12' 5" x 10' 2" (3.78m x 3.10m)
Another double bedroom with a window to the rear aspect, carpet, coving to the ceiling and a radiator.

Bedroom Three

12' 5" x 9' 4" (3.78m x 2.84m)
With a window to the front aspect, carpet, coving to the ceiling and a radiator.

Bedroom Four

9' 7" x 9' 3" (2.92m x 2.82m)
With a window to the front aspect, built-in storage, carpet and a radiator.

Family Shower Room

Having a window to the side aspect and comprising of a double shower enclosure, vanity sink unit, low level WC, tiling to both the floor and walls, extractor fan, spotlights to the ceiling and a heated towel rail.

General Description Outside

Gated access into a large driveway with a selection of mature trees and shrubs and lawn.
Large rear garden with a sizeable patio area, perfect for outside dining and entertaining, the garden is mainly laid to lawn with hedging and shed. Also benefitting from a vegetable patch and greenhouse. Hedging with gate gives access into the paddock which leads down to the Queen Elizabeth Park.

Tandem garage leading from the front to the back with power and lighting.

Agents Note:

Both the ride on lawnmower and oven are negotiable.



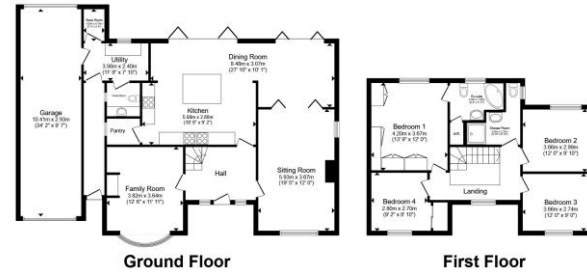
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welcome to Manthorpe Road, Grantham

- Detached Family House
- Stunning Throughout
- Open Plan Kitchen Dining
- Four Bedrooms
- Large Driveway and Tandem Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F



Total floor area 201.4 m² (2,168 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



guide price

£590,000 - £610,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114359 - 0003

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