



Broom Cottage, 17 High Road, Manthorpe
Grantham, Lincolnshire, NG31 8NG

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Guide Price £225,000**

An very well presented and extremely characterful Grade II Listed cottage, that was formerly the gate house to Belton Park, and situated within the conservation village of Manthorpe. This surprisingly spacious cottage has accommodation that extends to approximately 1,000 square feet with original features throughout including exposed stone walling and beamed ceilings. The accommodation comprises of Entrance Hall, an Open Lounge Diner, Cottage Style Kitchen, Lobby, Bathroom and TWO DOUBLE BEDROOMS. Courtyard garden and outbuilding. An early viewing is considered essential to fully appreciate the space, charm and features the property has to offer.

ACCOMMODATION

ENTRANCE HALL

Having part glazed timber entrance door and window to the side aspect, radiator, cupboard storage and glazed double doors leading into:

LOUNGE DINER

25'3" x 15'3" (7.70m x 4.65m)



Dining Area

Having feature beamed ceiling, diamond leaded window to the front aspect, dado rail, exposed brick walling, door to kitchen and open arch through to:

Living Area

With stairs rising to the first floor, further ceiling beams, attractive brick fireplace with inset wood burning stove and wooden mantel over, diamond leaded window to the front aspect, exposed stone walling and wall lights.

KITCHEN

16'3" x 5'9" (4.95m x 1.75m)

In true cottage style with an extensive range of eye and base level units and drawers, inset stainless steel microwave and single electric oven, 4-ring gas hob with extractor over, inset fridge, freezer and dishwasher, granite work surface with inset Belfast sink with mixer tap over, concealed gas fired boiler, tiled flooring, exposed stone walling, ceiling beams and open archway to rear lobby.

REAR LOBBY

6'1" x 3'6" (1.85m x 1.07m)

With tiled flooring, exposed stone walling, part glazed timber door to courtyard garden and door to:

BATHROOM

With double glazed window to the side aspect, a 3-piece white suite comprising corner bath with mixer tap and electric shower over, wash handbasin inset to vanity unit with latch style cupboards beneath and matching storage cupboard adjacent and a low level WC, radiator, tiled flooring, tiled walls and exposed beams.

FIRST FLOOR LANDING

A galleried landing with feature exposed stone walling, Velux window allowing extra light to cascade down to the living area, ceiling beams, storage cupboard with shelving and doors to:

BEDROOM ONE

12'2" x 11'3" (3.71m x 3.43m)

With diamond leaded window to the front aspect, feature exposed beams, radiator and built-in wardrobes.

BEDROOM TWO

15'3" x 13'2" (4.65m x 4.01m)

With diamond leaded window to the front aspect, feature exposed beams and radiator.

OUTSIDE

The property fronts on to High Road and to one side there is a gravelled footpath leading to the main entrance with timber pedestrian gate through to the rear courtyard with lighting and cold water tap. The attractive cottage style courtyard is block paved and also offers a timber SUMMERHOUSE, UTILITY ROOM with plumbing for washing machine and space for tumble dryer and a brick SHED/WORKSHOP with power and lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C. Annual charges for 2020/2021 - £1,596.27

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue over the traffic lights on to Manthorpe Road, passing the hospital on the left-hand side. As you enter Manthorpe village the property is on the right-hand side and will be indicated by our 'for sale' board. However, for ease of parking, as you enter Manthorpe village take the immediate right turn on the bend on to Low Road.

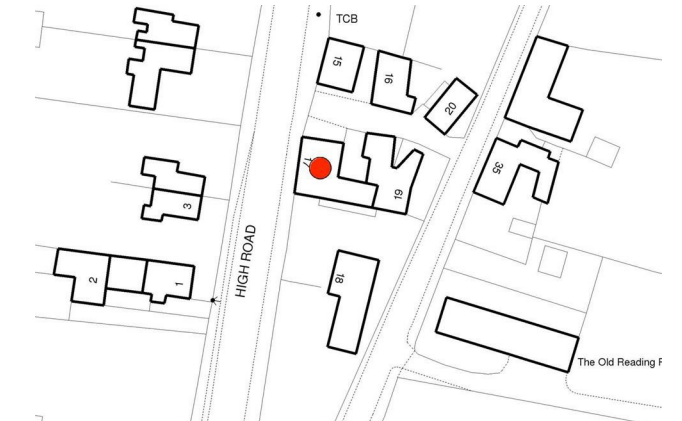


MANTHORPE / GRANTHAM

Parts of the village of Manthorpe are set within a Conservation Area, the village originally having been developed by the Brownlow family in the 1800's, with many cottages built or renovated for use by estate workers employed by Belton House. The village also has St John the Evangelist Church and there is a bus stop closeby with services to both Lincoln and Sleaford. Schools are easily accessible in Grantham, particularly on the Manthorpe estate as well as convenience store. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

AGENT'S NOTE

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.



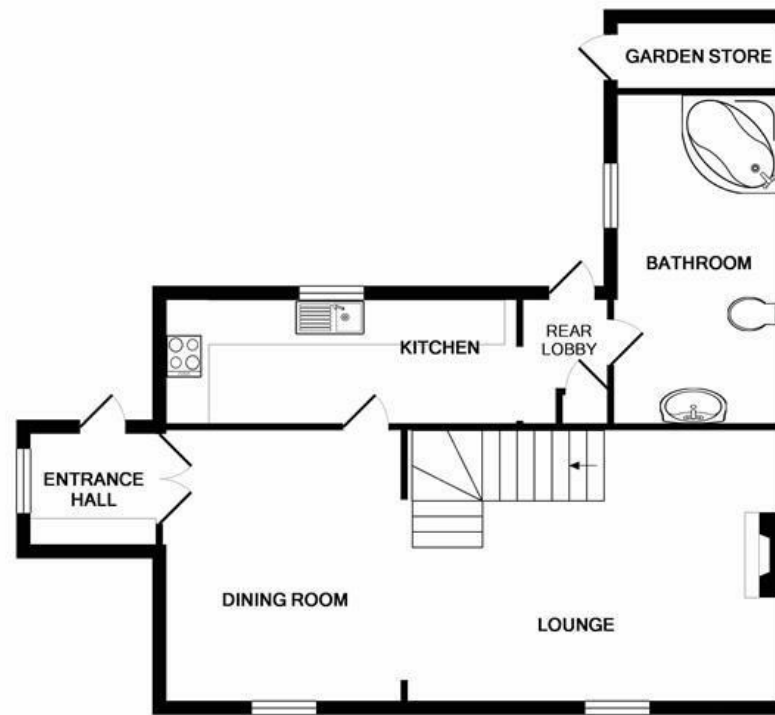
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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.

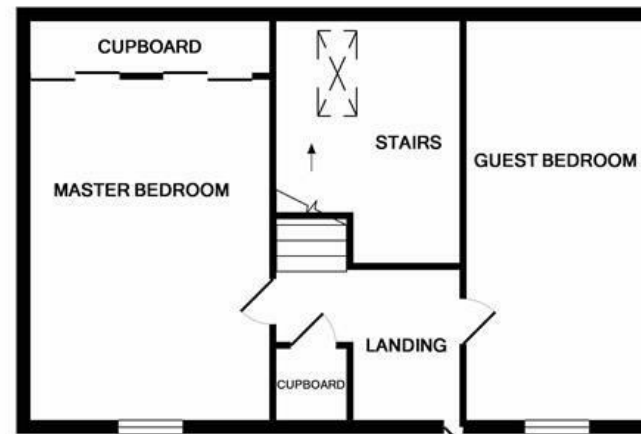
For more information please call in the office or telephone 01476 591900.



t: 01476 591900
e: grantham@newtonfallowell.co.uk
www.newtonfallowell.co.uk



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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