



**124 Manthorpe Road,**  
Grantham, Lincolnshire, NG31 8DL

**NEWTON**FALLOWELL 

**124 Manthorpe Road,  
Grantham, Lincolnshire, NG31 8DL  
Guide Price £500,000 to £550,000**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB.

GUIDE PRICE £500,000 to £550,000 - Positioned on a plot of approximately 1/4 of an acre, is this extended detached family home that is situated on one of Grantham's most sought after roads. The accommodation, which extends to 2100 ft.<sup>2</sup> plus an attached Annexe, comprises of Entrance Porch, Reception Hall, Lounge, Living Family Kitchen, Family/Play Room, Inner Hallway, Utility Room, Cloakroom, Garden Room, FIVE BEDROOMS with an En-suite to Bedroom One and Two and a Family Bathroom. The property also benefits from uPVC double glazing and gas fired central heating. Outside, to the front, there are electrically operated gates onto an extensive gravel driveway that leads to a double detached garage block, which is currently split into a single garage and a workshop. To the rear, there is a generous patio seating area, from here you can access the ATTACHED ANNEXE which has an Open Plan Living Kitchen Bedroom space, Private Front Door to Hallway and a Shower Room. The rear gardens are south-east facing and from the first floor of this home, you can enjoy views over Queen Elizabeth Park and towards the spire of St. Wulfram's. This home is being sold with no onward chain.

**ACCOMMODATION**

**ENTRANCE PORCH**

With solid entrance door, glazed window to the front and side aspect, Travertine style tiled floor and glazed door into:



### RECEPTION HALL

With stairs rising to the first floor landing, Travertine style tiled floor, single radiator, smoke alarm, door to under stairs storage cupboard which houses the gas and electricity meters and electrical consumer unit, glazed window to the front aspect. A glazed door leads into:

### LOUNGE

15'10" x 11'10" (4.83m x 3.61m)

With uPVC double glazed window to the front aspect, double glazed sliding uPVC doors to the garden, double radiator and stone feature fireplace.

### FAMILY KITCHEN

18'8" x 16'3" (5.69m x 4.95m)

With glazed door from the entrance hall, uPVC double glazed window to the rear and side aspect, uPVC double glazed French doors to the garden, Travertine style flooring, double radiator, marble work surface with inset one and a half bowl ceramic sink and drainer with high rise mixer tap over, an extensive range of base level cupboards and drawers with matching eye level units, countertop lighting, integrated Neff dishwasher, Rangemaster cooker with stainless steel splashback, stainless steel and glass extractor hood, integrated fridge freezer and island offering breakfast bar seating and additional cupboard storage. There is also a pop-up tower for plugging in electrical items and recessed spotlighting. A solid door leads to:

### INNER HALLWAY

With Travertine style flooring, single radiator and smoke alarm and door to:

### UTILITY ROOM

7'10" x 5'4" (2.39m x 1.63m)

Having uPVC half double glazed door to the side, single radiator, Travertine style flooring, roll edge work surface with inset one and a half bowl ceramic sink and drainer with high rise mixer tap over, base level storage cupboards, space and plumbing for washing machine with further under counter appliance space, wall mounted Worcester gas fired central heating boiler and door to:

### CLOAKROOM

With uPVC obscure double glazed window to the side aspect, Travertine style flooring, chrome heated towel radiator and a 2-piece white suite comprising low level WC and wash handbasin.

### FAMILY ROOM

12'8" x 12'7" (3.86m x 3.84m)

With uPVC double glazed window to the front and side aspect, single radiator, door to the reception hall. This room would make an ideal work from home space, playroom or family room.

### GARDEN ROOM

13'1" x 12'7" (3.99m x 3.84m)

With glazed doors from the inner hallway, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the patio with uPVC double glazed windows adjacent, double radiator and smoke alarm.

### FIRST FLOOR GALLERIED LANDING

With four uPVC double glazed windows to the front aspect, single radiator, smoke alarm and airing cupboard with over sized hot water tank, drop down loft hatch.

### BEDROOM ONE

13'4" x 12'7" (4.06m x 3.84m)

Having uPVC double glazed window to the rear aspect overlooking the garden and Queen Elizabeth Park beyond, double radiator and smoke alarm.

### EN SUITE BATHROOM

9'0" x 6'6" (2.74m x 1.98m)

With uPVC obscure double glazed windows to the side aspect, chrome heated towel radiator, recessed spotlighting incorporating extractor fan, vanity light and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mixer tap, mains fed shower and shower screen.

### BEDROOM TWO

11'7" x 9'2" (3.53m x 2.79m)

Having uPVC double glazed window to the front aspect, single radiator.

### EN SUITE SHOWER ROOM

With uPVC obscure double glazed window to the side aspect, single radiator, chrome heated towel radiator and a 3-piece white suite comprising low level WC, wash handbasin and a fully tiled shower cubicle with mains fed shower within, recessed spotlighting incorporating and extractor fan.

### BEDROOM THREE

15'6" x 10'0" (4.72m x 3.05m)

Having uPVC double glazed window to the rear and uPVC double glazed window to the side aspect, double radiator.

### BEDROOM FOUR

16'5" x 7'9" (5.00m x 2.36m)

Having uPVC double glazed window to the rear aspect enjoying views over the garden and Queen Elizabeth Park beyond, double radiator and smoke alarm.

### BEDROOM FIVE

9'6" x 7'0" (2.90m x 2.13m)

With uPVC double glazed window to the rear aspect also enjoying those views and double radiator.

### FAMILY BATHROOM

11'6" x 5'7" (3.51m x 1.70m)

Having uPVC obscure double glazed window to the front and side aspect, chrome heated towel radiator, single radiator, recessed spotlighting incorporating extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mixer tap, shower attachment and a glazed shower screen.



### Attached Annexe

Accessed from uPVC double glazed French doors from the garden or from the front.

### LIVING KITCHEN

22'1" x 9'6" (6.73m x 2.90m)

Having uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the patio, two double radiators, two windows to the roofline, roll edge work surface with inset stainless steel one and a half bowl sink and drainer with high rise mixer tap over, base level cupboards and drawers, space for fridge and freezer, stainless steel 4-ring gas hob, stainless steel single electric oven with extractor hood above, recessed spotlighting, wood flooring, loft hatch access to the roof void above. Door to:

### SHOWER ROOM

9'0" x 4'8" (2.74m x 1.42m)

Having uPVC obscure double glazed window to the front aspect, chrome heated towel radiator, ceramic tiled floor, recessed spotlight incorporating extractor fan, fully tiled walls and a 3-piece white suite comprising low level WC, wash handbasin and a fully tiled shower cubicle with sliding glazed shower screen and mains fed shower within.

### HALLWAY

With door from the living kitchen, uPVC half double glazed door to the front, double radiator, recessed spotlighting and wood flooring.

### OUTSIDE

Double electric gates lead on to an extensive gravelled driveway which offers off-road parking for numerous vehicles and this leads to a detached garage and workshop. The rear garden is south east facing with a wrap around sun terrace across the rear of the property, outside double electric socket, outside cold water tap and an extensive lawned garden with mature shrubs and plants to the borders, fencing and hedging to the boundaries and outside security lighting.

### GARAGE

18'7" x 9'9" (5.66m x 2.97m)

With electrically operated up-and-over door, power and lighting and eaves storage space. A door leads into a workshop.

### WORKSHOP

18'2" x 9'10" (5.54m x 3.00m)

This room could easily be converted into more garage space if required. Having uPVC double glazed door to the front and side, uPVC double glazed window to the front and side aspect, power and lighting and eaves storage space.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band F. Annual charges for 2021/2022 - £2,652.43

### 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 and the property is further along Manthorpe Road on the right-hand side





## GRANTHAM

The property is ideally situated for Grantham Hospital and is within an easy walk to the town centre, the Priory Ruskin Academy and the King's Grammar School. There are bus stops on either side of Manthorpe Road near the hospital offering access to town as well as Lincoln and Sleaford and a convenience store at the petrol station further along Manthorpe Road. There is a newsagents and mini-mart nearby on Sandcliffe Road.

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.

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.



## AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, 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. All services and appliances have not and will not be tested.

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Manthorpe Road, Grantham, Lincolnshire, NG31

APPROX. GROSS INTERNAL FLOOR AREA 2743 SQFT / 254.8 SQM (Includes Annexe & Detached Garage)



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.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Fine & Country Homes and no guarantee as to their operating ability or their efficiency can be given.

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