



Manthorpe Road Grantham NG31

Guide Price £750,000

Freehold - EPC Rating C - Council Tax F

A rare opportunity to buy a superbly presented six bedrooomed detached family home located on one of Grantham's premier roads

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

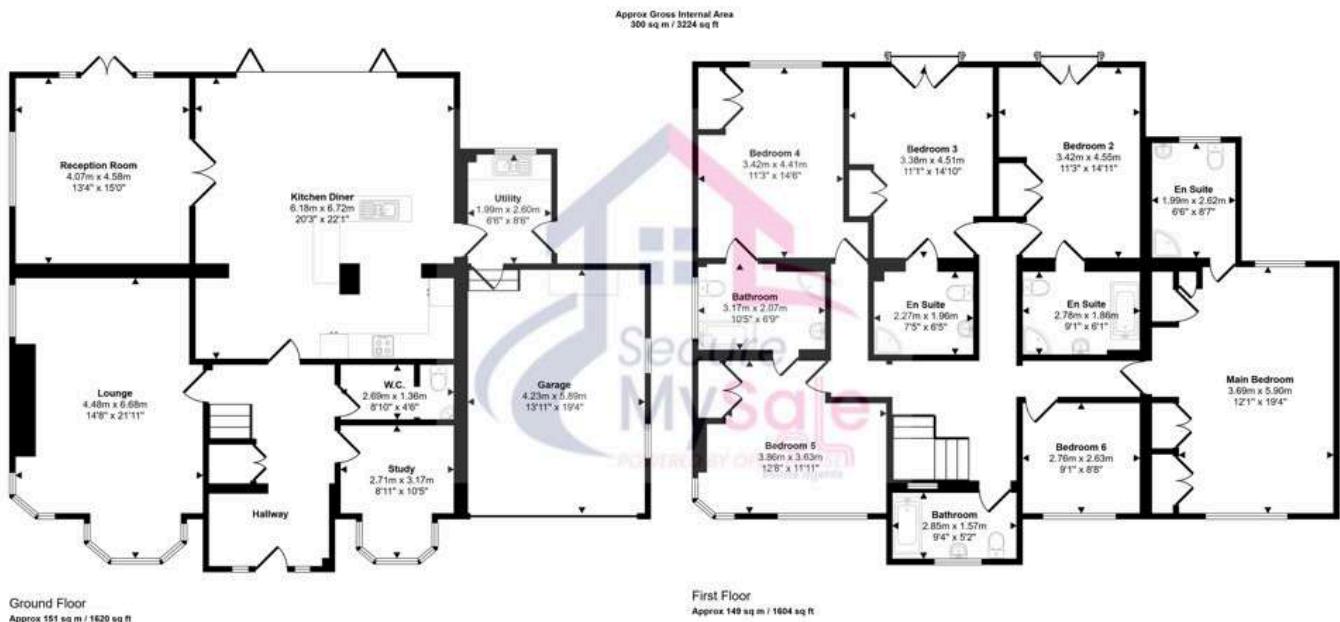
Allowing for plenty of parking

Rear

Swimming Pool

Rare opportunity to purchase a property with pool.





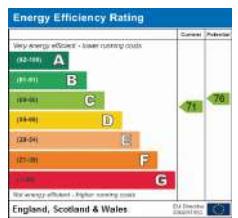
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