



Connells

High Street
Ropsley Grantham



Property Description

Connells are delighted to bring to the market this impressive four-bedroom detached home with a driveway and double garage in a sought after location. Originally three cottages, this period property has a lovely charm and feel about it whilst benefiting from modern features. This is not to be missed so call now to arrange your viewing

The ground floor welcomes you through a bright entrance hall leading to a study, convenient WC, and a dining room perfect for entertaining. The kitchen is well-equipped and adjoins a utility room, while the spacious sitting room offers a comfortable family space that flows beautifully into a conservatory, filling the home with natural light and providing direct access to the garden.

Upstairs, the property offers four good-sized bedrooms and a four piece family bathroom, making it well-suited for growing families or guests.

Outside, the home benefits from a double garage and office, providing excellent flexibility for remote working or hobbies. The exterior space also offers ample parking. The property boasts a beautifully established and generously proportioned rear garden, offering a wonderful sense of privacy and tranquillity. Thoughtfully landscaped, the garden is mainly laid to lawn with multiple ponds. Framed by mature trees, hedging, creating an attractive outlook throughout the seasons. Perfect for families, gardening enthusiasts or those seeking a versatile outdoor space.

Viewings is highly recommended.

Ground Floor

Entrance Hall

14' x 6' 5" (4.27m x 1.96m)

With a window to the rear, stairs leading to the first floor, doors leading to the study, w.c, dining room, radiator.

Study

7' 6" x 6' 3" (2.29m x 1.91m)

With two windows, carpet, feature brick wall.

W.C

Wash hand basin, w.c, tiled flooring, towel rail, spot lights.

Dining Room / Snug

13' 6" x 13' 1" (4.11m x 3.99m)

With a window to the front and side, feature fire place, radiator, carpet, brick feature walls.

Kitchen

11' 10" x 9' 2" (3.61m x 2.79m)

With a window to the front, range of base and eye level units, space for free standing appliances plumbing for dishwasher, tiled flooring, one and a half bowl sink, feature wooden beams, radiator, extractor fan.

Utility Room

11' 10" x 10' 5" (3.61m x 3.17m)

With a window to the rear side and front, door leading to the rear garden, plumbing for a washing machine, stainless steel sink, range of cupboards.

Sitting Room

26' 8" x 10' 11" (8.13m x 3.33m)

With a window to the front, double doors leading to the conservatory, feature fire place, carpet, radiator, feature beams, built in cupboards.

Conservatory

21' x 10' 3" (6.40m x 3.12m)

With windows to all three sides, two sets of double doors leading to the rear garden.

First Floor

Landing

With doors leading to four bedrooms and the family bathroom, carpet, window to the side, feature brick wall.

Bedroom One

16' 7" x 11' (5.05m x 3.35m)

With a window to the front and rear, carpet, radiator, spotlights.

Bedroom Two

11' 6" x 9' 9" (3.51m x 2.97m)

With a window to the rear, carpet, radiator, storage cupboard.

Bedroom Three

12' 8" x 10' 4" (3.86m x 3.15m)

With a window the front, carpet, radiator.

Bedroom Four

11' 7" x 10' 4" (3.53m x 3.15m)

With a window to the front, radiator, carpet, built in storage cupboards.

Bathroom

9' 1" x 6' 2" (2.77m x 1.88m)

With a window to the rear, corner bath, corner shower cubicle, w.c, wash hand basin with vanity unit, towel rail.

Outside

Double Garage

16' 1" x 15' 5" (4.90m x 4.70m)

Home Office

12' 6" x 12' 1" (3.81m x 3.68m)

With a window to the front.

Location

Located close to local amenities, schools, and transport links, offering the perfect balance of rural charm and modern convenience-a wonderful opportunity to acquire a spacious family home in a desirable Lincolnshire village.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings 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.focalagent.com

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EPC Rating: F Council Tax
 Band: E

Tenure: Freehold

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