



**32 Manchester Way, Grantham,  
Lincolnshire, NG31 8RR**

**£367,500**  
Tel: 01949 836678

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



An opportunity to purchase this relatively modern detached family home tucked away towards the end of a small cul-de-sac setting, conveniently located within the popular established Barrowby Gate development situated within ease of access to the heart of the town with its wealth of amenities, and excellent communications.

The property benefits from a good level of internal accommodation lying just in excess of 1,300 sq ft providing up to 3 reception areas, as well as the useful addition of a conservatory at the rear. The main lounge affords an attractive walk-in bay window to the front, and leads through into a dining room and in turn to the conservatory at the rear. The fitted kitchen has a useful utility off, and there is a ground floor cloakroom. The garage has been part converted to create an additional space, with potential as a study or snug. To the first floor are 4 bedrooms, with the master bedroom benefitting from ensuite facilities, and a separate family bathroom.

The property will be perfect particularly for families either upsizing or relocating into this popular market town and is set well back from the close behind a generous frontage with ample off road parking and single garage. To the rear is an enclosed landscaped garden which provides a secure pleasant outdoor space.

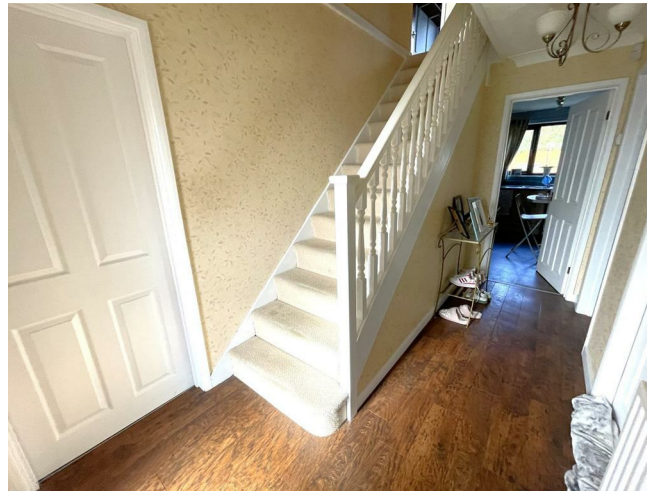
Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

The historic market town of Grantham offers a wide range of amenities including restaurants and cafes, shops and leisure facilities as well as highly regarded schools including the King's School (KGGS) and High School for Girls. In addition Grantham offers excellent road links via the A1 and A52 but also high speed rail link to London King's Cross in just over an hour.

CANOPIED PORCH WITH WOODGRAIN EFFECT  
ENTRANCE DOOR LEADS THROUGH INTO AN;

### INITIAL ENTRANCE HALL

12'11 x 6'5 (3.94m x 1.96m)



Having spindle balustrade staircase rising to the first floor landing, central heating radiator, Karndean flooring, double glazed window to the front.

Further doors leading to;

### SITTING ROOM

16'6 max into bay window x 11'0 (5.03m max into bay window x 3.35m)



A light and airy reception having large walk-in double glazed bay window to the front, open plan to the dining room to the rear, focal point of the room being a feature fireplace with marble hearth and back, inset gas flame coal effect fire, continuation of Karndean flooring, central heating radiator.

Open doorway leading through into the;

## DINING ROOM

11'2 x 9'3 (3.40m x 2.82m)



A versatile reception ideal as formal dining lying adjacent to the kitchen, and linking through into the conservatory. Having continuation of Karndean flooring, central heating radiator, double glazed French doors leading through into the conservatory and further door leading into the kitchen.

## CONSERVATORY

12'7 max x 10'3 max (3.84m max x 3.12m max)



A useful addition to the property providing a further versatile reception space with pleasant aspect into the rear garden. Having double glazed windows with opening top lights, tiled floor, double glazed French doors leading into the garden.

## KITCHEN

9'0 x 11'8 (2.74m x 3.56m)



Fitted with a range of wall, base and drawer units with

lined oak door fronts and glazed display cabinet, U-shape configuration of laminate work surface including a breakfast bar area, inset sink and drainer unit with brush metal mixer tap, tiled splashback, integrated appliances include electric ceramic hob with single oven beneath, under counter fridge and freezer, plumbing for dishwasher, under stairs storage cupboard, and double glazed window over looking the garden.

## LOBBY AREA LEADING OFF THE KITCHEN

Having central heating radiator, double glazed exterior door into the garden and further door linking through into the;

## UTILITY ROOM

8'0 x 4'7 (2.44m x 1.40m)

Having fitted base unit with work surface above, inset round bowl sink and chrome mixer tap, tiled splashback, plumbing for washing machine, space for further free standing appliances, wall mounted gas central heating boiler, double glazed window to the rear.

FROM THE KITCHEN A FURTHER DOOR RETURNS TO THE MAIN ENTRANCE HALL WITH FURTHER DOORS LEADING TO;

## PLAYROOM/OFFICE

16'6 x 8'0 (5.03m x 2.44m)



A versatile room converted using part of the integral



garage approximately twenty years ago, creating a useful space which has been previously utilised as a studio, but offers potential as a home office, snug or playroom. Having central heating radiator, double glazed window to the front.

### GROUND FLOOR CLOAKROOM

7'3 x 3'2 (2.21m x 0.97m)



Having a two piece suite comprising of close coupled WC with pedestal wash hand basin, tiled splashbacks, double glazed window to the side.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE;

### FIRST FLOOR LANDING

Having built-in airing cupboard, access to loft space above.

Further doors leading to;

### BEDROOM 1

12'7 x 10'10 excluding wardrobes (3.84m x 3.30m excluding wardrobes)

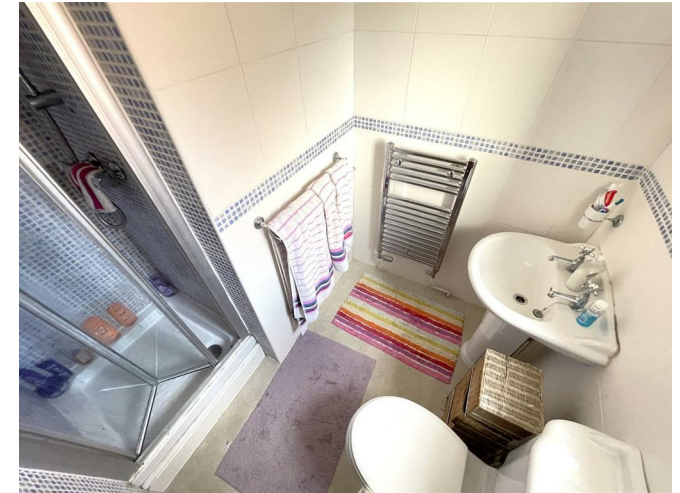


A well proportioned double bedroom benefitting from ensuite facilities, having over stairs walk-in wardrobe, central heating radiator, double glazed window to the front.

Further door leading into the;

### ENSUITE SHOWER ROOM

5'8 x 4'2 (6'11 into shower) (1.73m x 1.27m (2.11m into shower))



An L-shaped ensuite comprising of shower enclosure with bi-fold door, close coupled WC, pedestal wash hand basin, towel radiator, double glazed window to the side.

### BEDROOM 2

12'4 (including wardrobes ) x 11'2 (3.76m (including wardrobes ) x 3.40m)



A further double bedroom benefitting from built-in wardrobes, having central heating radiator, double glazed window to the front.

### BEDROOM 3

11'5 (excluding wardrobes ) x 8'2 (3.48m (excluding wardrobes ) x 2.49m)



A double bedroom having aspect into the rear garden, central heating radiator, double glazed window.

### BEDROOM 4

8'0 x 10'0 max into alcove (7'0 min) (2.44m x 3.05m max into alcove (2.13m min))



A generous single bedroom having aspect into the rear

garden, with useful alcove, central heating radiator, double glazed window.

### BATHROOM

7'2 x 5'8 (2.18m x 1.73m)



Having suite comprising of panelled bath, close coupled WC, pedestal wash hand basin, central heating radiator, double glazed window.

### EXTERIOR

The property occupies a pleasant position towards the end of a small cul-de-sac setting, set back behind an open plan frontage which is mainly laid to lawn, with double width blockset driveway providing off road parking for several vehicles and in turn leads to the attached garage;

### GARAGE

17'3 x 8'6 (5.26m x 2.59m)

Having up and over door, power and light.



## REAR GARDEN



A courtesy gate to the side gives access into the rear garden with an initial seating area to the side and in turn to the main garden at the rear which offers a relatively good degree of privacy with central lawn, raised timber decked seating area, useful summer house, having established borders, and enclosed in the main by panelled and feather edge board fencing.



## COUNCIL TAX BAND

South Kesteven Council - Tax Band D

## TENURE

Freehold

## ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

Conversion of the garage was carried out approximately twenty years ago and we are unable to confirm if building regulations were applicable at the time, although we are informed no structural changes were made.

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:   

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

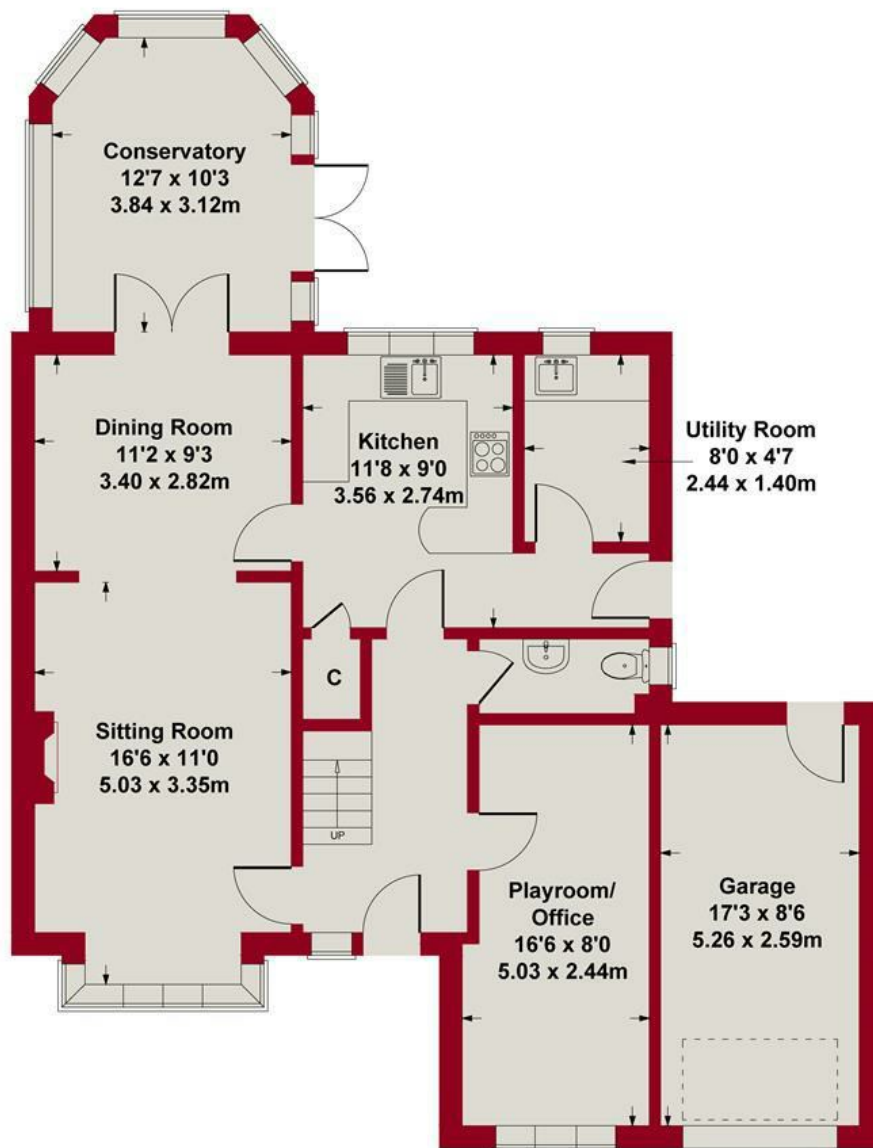
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

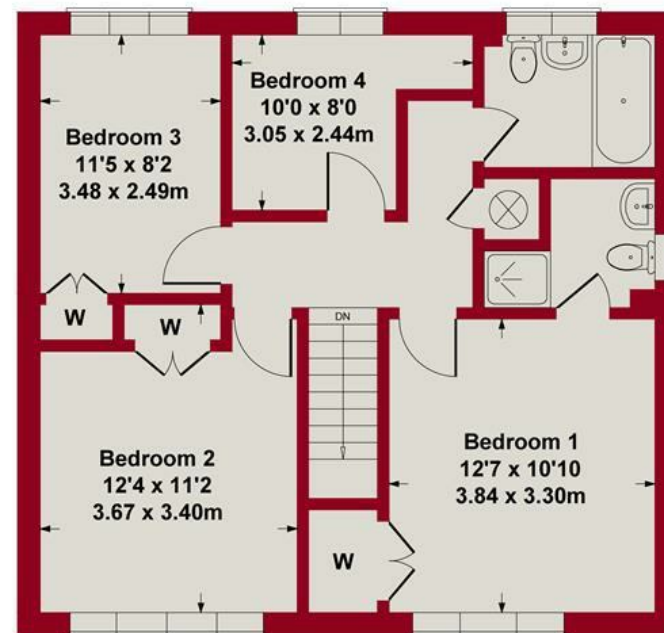
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



**GROUND FLOOR**



**FIRST FLOOR**

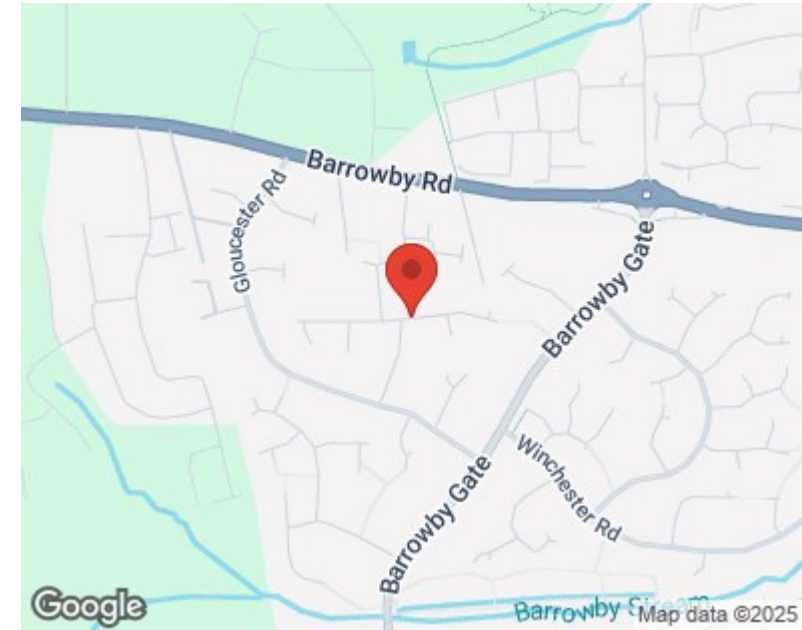
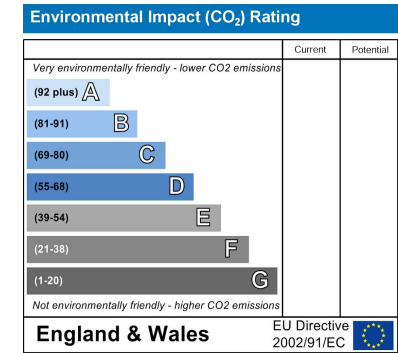
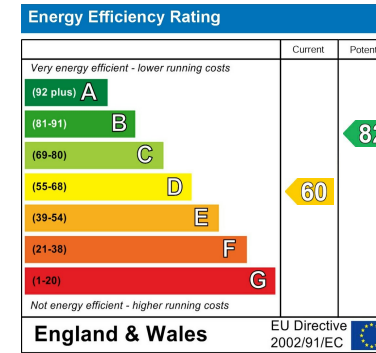
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



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