



35 Hall Close
Ropsley, Grantham, Lincolnshire, NG33 4BS

£425,000

4 Bedroom Detached House

- Freehold
- Popular Village Location
- Extended Detached Family Home
- 4 Bedrooms
- Open Plan Living Accommodation
- WC, Shower Room & En-Suite
- Lounge & Conservatory
- Garage & Driveway
- Enclosed Landscaped Garden
- EPC Rating - D Council Tax Band - D

[Click here to access the Energy Performance Certificate for 35 Hall Close, Ropsley, Grantham, Lincolnshire, NG33 4BS](#)



Overview

Pygott & Crone are delighted to offer to the market this well-presented and substantially extended four-bedroom detached family home, situated within the popular village of Ropsley, just outside Grantham. Offering spacious and versatile accommodation, the property combines generous living space with a modern open-plan dining kitchen, four bedrooms including an en-suite to the master, and landscaped gardens.

The heart of the home is the impressive extended open-plan dining kitchen, providing a generous and sociable space with a modern fitted kitchen, breakfast bar and adjoining dining and home office areas. The property also benefits from a spacious lounge and a large conservatory overlooking the rear garden, providing excellent flexibility for both everyday family life and entertaining. There is also a useful utility room and ground floor WC.

To the first floor are four well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite, together with a family shower room. The overall layout provides a good amount of space for a growing family, while the additional fourth bedroom also offers flexibility for use as a home office, guest room or hobby space if required.



Outside, the property is approached via a landscaped frontage with a block-paved driveway providing ample parking and access to the integral garage. The rear garden is a particularly attractive feature, being arranged over two levels and offering a combination of patio and lawned areas with established borders. The garden provides plenty of space for outdoor dining, relaxation and entertaining, with a dedicated area which has previously been used for a hot tub and benefits from outside power and a tap.

Ropsley is a well-regarded village situated in a convenient position just outside Grantham, with local amenities including a primary school, village hall, church and nearby pubs and restaurants. Grantham is easily accessible and offers a comprehensive range of amenities including shops, supermarkets, restaurants, cafés, leisure facilities, healthcare services and well-regarded schools including both grammar schools. The town also benefits from a railway station providing direct services to London King's Cross, with journey times of around an hour, while the A1 is readily accessible for those commuting by road.

The property is Oil Fire Water Heating with LPG for cooking and benefits from uPVC double glazing, offering a spacious and versatile family home in a popular village location.







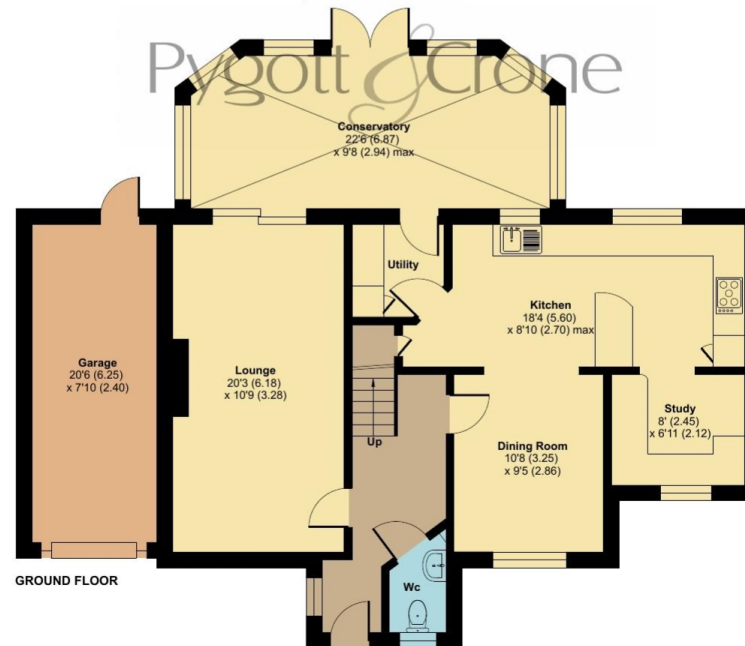
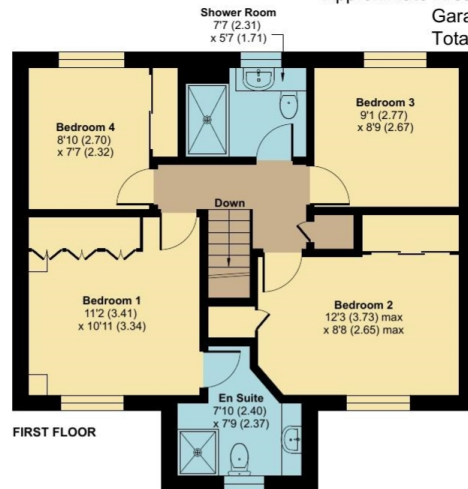
Hall Close, Ropsley, Grantham, NG33

Approximate Area = 1570 sq ft / 145.8 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1728 sq ft / 160.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1513680



Location



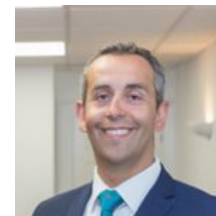
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is on the market with our Grantham branch

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01476 591414