



Maple House, Little Humby  
Grantham, Lincolnshire, NG33 4HW

£495,000

## 4 Bedroom Detached House

- Freehold
- Stunning Rural Setting
- Detached Family Home
- Field Views
- 4 Double Bedrooms
- Lounge with Log Burner
- Dining Room, Office & Modern Kitchen with separate Utility Room
- Enclosed Rear Garden
- Driveway & Garage
- EPC Rating - D, Council Tax Band - F

[Click here to access the Energy Performance Certificate for Maple House, Little Humby, Grantham, Lincolnshire, NG33 4HW](#)



## Overview

Set within the idyllic Lincolnshire hamlet of Little Humby, this impressive detached four double bedroom family home offers a rare opportunity to enjoy peaceful countryside living while remaining within easy reach of excellent local amenities. The nearby village of Ropsley provides a well-regarded primary school and the popular Green Man pub and restaurant, whilst the historic market town of Grantham lies just five miles away, offering a wide range of shops, supermarkets, restaurants, bars, cafés, schooling options including both grammar schools, healthcare facilities, a cinema and a mainline train station with direct links to London Kings Cross in approximately one hour—ideal for commuters.



This beautifully presented home has been thoughtfully laid out to suit modern family life, with spacious and versatile accommodation throughout. The ground floor welcomes you with a bright entrance hall leading to a cloakroom, a well-proportioned study ideal for home working, a separate dining room perfect for entertaining, and a cosy yet spacious lounge complete with a feature wood-burning stove. The modern fitted kitchen is well-equipped with an integral dishwasher, electric hob and oven, and is complemented by a separate utility room providing additional appliance space and an integral fridge, keeping the main kitchen area sleek and functional.

Upstairs, the first floor continues to impress with four generous double bedrooms, offering ample space for growing families or visiting guests. The primary bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a superb position with a block paved driveway providing off-road parking for up to three vehicles and access to a single garage with an electric roller door. The enclosed rear garden is a true highlight, having been beautifully maintained to create a private and relaxing outdoor space. A patio seating area provides the perfect setting for outdoor dining, while the lawn extends towards open countryside, enjoying stunning field views that enhance the home's rural charm.

Further benefits include oil-fired central heating and double glazing throughout. Combining space, setting and accessibility, this wonderful home presents an exceptional opportunity for buyers seeking a countryside lifestyle without sacrificing convenience.



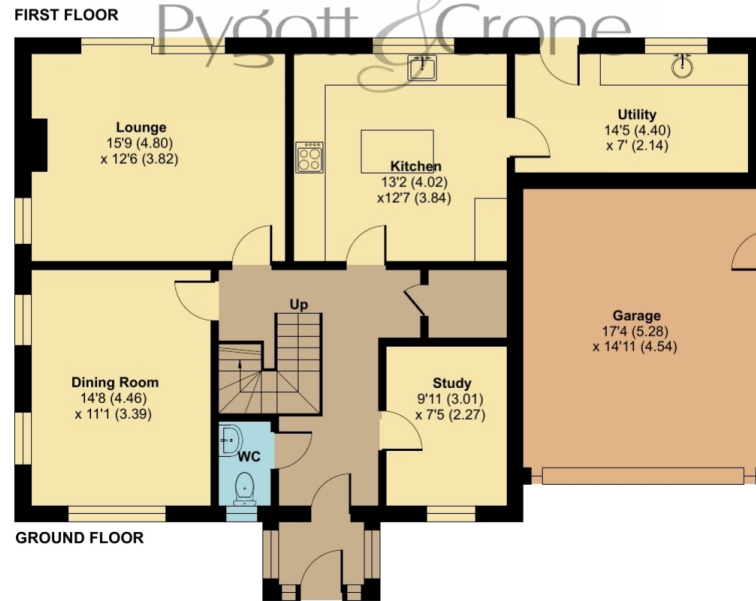
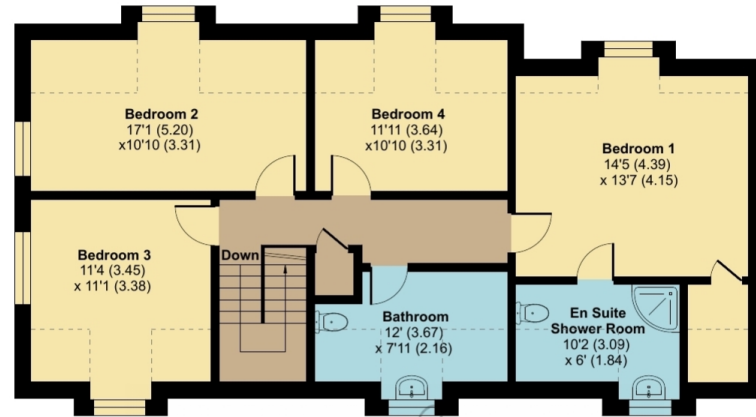


# Maple House, Little Humby, Grantham, NG33

Approximate Area = 1724 sq ft / 160.1 sq m  
 Limited Use Area(s) = 171 sq ft / 15.8 sq m  
 Garage = 258 sq ft / 23.9 sq m  
 Total = 2153 sq ft / 199.8 sq m

Denotes restricted head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1454966



## Location



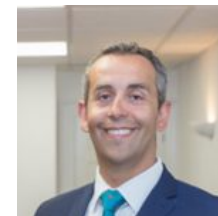
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is on the market with our Grantham branch

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