

Pygott & Crone

94-96, Manthorpe Road

Grantham, Lincolnshire, NG31 8DL

£695,000

5 Bedroom Detached House

- Freehold
- Impressive four-bedroom detached family home
- Versatile self-contained annexe with separate living accommodation
- Electric gated entrance with generous off-road parking
- Garage, car port and additional workshop
- Spacious reception rooms including lounge with log burner
- Four double bedrooms with en suite to the principal bedroom
- Private rear garden backing directly onto Queen Elizabeth Park, with garden kitchen
- Excellent location for Grantham Hospital, town centre, A52 and A1
- Grantham railway station offering direct rail services to London King's Cross, ideal for commuters
- EPC Rating House House -D, EPC Rating Annexe -D, Council Tax Band - E

Click here to access the Energy Performance Certificate for 94-96, Manthorpe Road, Grantham, Lincolnshire, NG31 8DL





Overview

Pygott & Crone are delighted to welcome to the market this impressive four-bedroom detached family home with a versatile self-contained annexe, situated on the popular Manthorpe Road in Grantham. Offering spacious and adaptable accommodation throughout, this substantial property provides an excellent opportunity for family living, multi-generational occupation or those looking for additional space with a variety of potential uses.

The property is approached via electric gates which open onto a generous driveway providing ample off-road parking, together with a garage, car port and workshop. The workshop, which has been constructed off the garage, provides useful additional storage and workspace and could suit a variety of hobbies or practical uses.





Upon entering the property, a welcoming hallway provides access to both the main residence and the self-contained annexe. The main house offers a well-balanced arrangement of living and entertaining space. There is a reception room currently used as a playroom, a fitted kitchen with adjoining utility area and a useful downstairs WC. A separate dining room provides an ideal space for family meals and entertaining, while the spacious lounge benefits from a log burner, creating a comfortable and welcoming focal point.

To the first floor are four well-proportioned double bedrooms, making this an excellent family home. The principal bedroom benefits from its own en suite facilities, while the remaining bedrooms are served by the family bathroom.

The self-contained annexe is a particularly attractive feature of the property and offers considerable versatility. Internally, it comprises a three-piece bathroom, kitchen/diner, good-sized bedroom and a large lounge with French doors opening directly onto the garden. This independent accommodation could be ideal for a dependent relative, older children, guests or family members seeking a degree of independence. Alternatively, subject to any necessary planning permissions and consents, the space could provide an excellent home office, studio, consultation room or workspace for a home-based business or other business venture.

Externally, the rear garden is another notable feature, backing directly onto Queen Elizabeth Park and enjoying a pleasant green outlook. The garden provides ample space for children and entertaining and benefits from a dedicated garden kitchen, creating an ideal setting for outdoor dining and socialising during the warmer months.





The property's location is another significant advantage. Situated on the popular Manthorpe Road, it is conveniently positioned for Grantham Hospital, Grantham town centre and a range of local amenities. The property also offers excellent access to major road networks, including the A52 and A1. Grantham is also well served by rail, with Grantham railway station providing direct services to London King's Cross, making the property particularly appealing to commuters travelling into the capital, as well as those requiring convenient connections to other destinations across the country.

Overall, this is a substantial and versatile detached home offering considerably more than a conventional four-bedroom property. With the addition of a self-contained annexe, generous parking, garage, car port, workshop and a garden backing onto Queen Elizabeth Park, the property provides an exciting opportunity for buyers seeking flexible accommodation with the potential to adapt the space to suit their individual requirements.

Agents note: a selection of photos have been brightened and enhanced by AI but are still a true reflection of the property.













Manthorpe Road, Grantham, NG31

Approximate Area = 1817 sq ft / 168.8 sq m (excludes carport)
Annexe = 589 sq ft / 54.7 sq m
Garage = 343 sq ft / 31.8 sq m
Total = 2749 sq ft / 255.3 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). ©nichecom 2026.
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Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Beatrice Lammond

Mortgage & Protection Adviser

0330 912 0007

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94-96, Manthorpe Road, Grantham
is on the market with our Grantham branch

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