



Harlaxton Road, Grantham NG31 7JT



welcome to

Harlaxton Road, Grantham

Spacious detached family house on the outskirts of Grantham, offering 'No Chain' and well presented throughout. There are three reception rooms, potentially five bedrooms, one with an en-suite and family shower room. Double garage and gardens. Call us to view now on 01476 566363.



Porch

With French doors to the front and glazed side panels and access into the hallway.

Entrance Hall

Entering the property to the front through a part glazed door with side panels into the hallway with spotlights to the ceiling, tiled flooring, staircase to the first floor landing and access into the cloakroom, lounge and open plan dining area.

Cloakroom

With a window to the side aspect, wash hand basin, low level WC and tiled flooring.

Lounge

21' 10" x 13' 10" (6.65m x 4.22m)

Large lounge having a bow window to the front aspect and obscure window to the rear, wood effect flooring, two radiators and French doors leading out to the rear aspect.

Study

6' 10" x 8' 11" (2.08m x 2.72m)

With a bow window to the front aspect, wood effect flooring, coving and spotlights to the ceiling and a radiator.

Open Plan Breakfast Kitchen

26' 8" x 10' 2" (8.13m x 3.10m)

With two skylight windows and having a range of modern white handleless units to both the floor and eye level with white worktops over, inset sink and mixer tap. Beko freestanding oven, hob with extractor hood above, decorative splashback and tiling to the wall. Coving and spotlights to the ceiling. Tiling to the floor, radiator and patio doors leading out to the rear aspect. Open into the dining area.

Dining Area

With spotlights and coving to the ceiling, tiling to the floor, radiator and access into the downstairs reception room (potentially a bedroom/office/playroom).

Bedroom Five/Reception Room

With a window to the side aspect, wood effect flooring, coving and spotlights to the ceiling, radiator and access into the en-suite.

En-Suite Shower Room

Comprising of a corner shower cubicle, vanity sink unit, low level WC, heated towel rail, extractor fan, spotlights to the ceiling and black tile flooring.

First Floor Landing

Staggered wood staircase, wood effect flooring, spotlights and coving to the ceiling, hatch access to the loft and access into the bedrooms and family shower room.

Bedroom One

14' 6" x 14' (4.42m x 4.27m)

Good sized principal bedroom with wood effect flooring, coving and spotlights to the ceiling and a radiator.

Bedroom Two

11' 8" x 10' 7" (3.56m x 3.23m)

With a window to the rear aspect, wood effect flooring, spotlights and coving to the ceiling and a radiator.

Bedroom Three

11' 1" x 8' (3.38m x 2.44m)

With a window to the rear aspect, wood effect flooring, spotlights and coving to the ceiling and a radiator.

Bedroom Four

14' x 6' 9" (4.27m x 2.06m)

With a window to the front aspect, wood effect flooring, spotlights and coving to the ceiling and a radiator.

Family Shower Room

Comprising of a double shower enclosure, vanity sink unit with plenty of storage, low level WC, extractor fan, spotlights to the ceiling and boarding to the walls.

General Description Outside

Approaching the property to the front with and in and out driveway, parking for several vehicles, dwarf wall, lawn, and a selection of mature planting. Double garage to the side and access through to the rear.

The large rear garden is mainly a mixture of hardstanding and lawn, the garden is enclosed by fencing.

Double garage with two single up and over doors.



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welcome to Harlaxton Road, Grantham

- Detached Family House
- Spacious Throughout
- Three Reception Rooms
- Versatile Accommodation
- Double Garage and Gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: D



Total floor area 203.5 m² (2,190 sq. ft.) approx.
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.propertybox.io



£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114365 - 0002

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