



105 Harlaxton Road,
Grantham, Lincolnshire, NG31 7AG

NEWTONFALLOWELL 

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Grantham, Lincolnshire, NG31 7AG
Guide Price £198,500

A substantial bay fronted terraced house set behind a walled forecourt and offering well proportioned accommodation of considerable character and within walking distance of the town centre and Station.

The house has recently been refurbished to include a stylish re-modelled kitchen/dining room in open plan and with an extensive stone floor extending the length of the hall as well. There is a comfortable sitting room with an open fireplace, a second reception room that is currently utilised as a home office, three good sized bedrooms, a refitted shower room and separate WC. The enclosed rear garden enjoys a sunny aspect and is not overlooked from the rear. Viewing is recommended.

ACCOMMODATION

ENTRANCE PORCH

With half glazed entrance door and light over.

ENTRANCE HALL

Having stone floor, cast radiator, stairs rising to the first floor landing and under stairs storage cupboard.



SITTING ROOM

12'2" x 11'6" (3.71m x 3.51m)

Having uPVC double glazed bay window to the front elevation, period cast iron open fireplace, cornicing and ceiling rose and a cast radiator.

RECEPTION ROOM

11'1" x 10'11" (3.38m x 3.33m)

With uPVC double glazed window to the rear elevation, radiator and coving.

KITCHEN/DINING ROOM

22'3 x 10'9" (6.78m x 3.28m)

With two uPVC double glazed windows to the side elevation, uPVC half double glazed door to the side elevation. A stylishly fitted room offering a range of eye and base level units with under unit lighting, work surfacing with inset one and a half bowl sink and drainer with mixer tap, integrated oven, 4-ring gas hob with cooker hood over, integrated dishwasher, breakfast bar, space and plumbing for washing machine, fitted wine fridge, stone flooring, coving to the dining area and ceiling rose.

FIRST FLOOR LANDING

With loft hatch access.

BEDROOM ONE

17'11 max into wardrobes x 11'3" (5.46m max into wardrobes x 3.43m)

A spacious bedroom with two uPVC double glazed windows to the front elevation, two built-in wardrobes with internal drawers and hanging rails, radiator.

BEDROOM TWO

12'3" x 12'3" (3.73m x 3.73m)

With uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE

12'6 x 10'11" maximum into wardrobes (3.81m x 3.33m maximum into wardrobes)

With uPVC double glazed window to the rear elevation, built-in double cupboard containing Logic gas fired combination boiler for central heating and domestic hot water, radiator.

SHOWER ROOM

A recently re-fitted room with uPVC obscure double glazed window to the side elevation, attractive metro style fully tiled walk-in shower cubicle and pedestal wash handbasin, tiled flooring, half tiled metro style tiled walls, chrome heated towel rail and spotlighting.

SEPARATE WC.

With uPVC obscure double glazed window to the side elevation, low level WC.

OUTSIDE

The property stands behind a walled front forecourt. A shared pedestrian right-of-way gives access to the rear garden which is well fenced and is not overlooked from the rear. There is also a brick STORE.

SERVICES

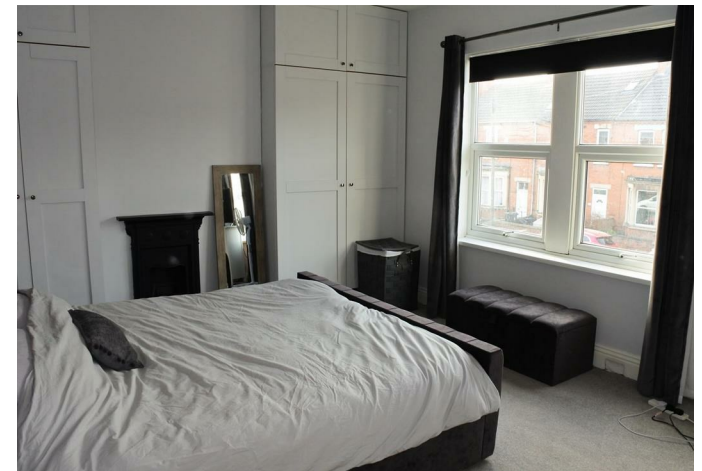
Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B. Annual charges for 2021/2022 - £1,428.23

DIRECTIONS

From High Street proceed south taking the right turn at the traffic lights near the Sir Isaac Newton statue on to Wharf Road. Follow the road as signposted A607 to Melton Mowbray, under the railway bridge and on to Harlaxton Road. Continue along and the property is on the left-hand side just after the turning for Huntingtower Road.



GRANTHAM

The property is situated close to the town centre and railway station, has a local shop and bus service. The property is also within walking distance of a primary school.

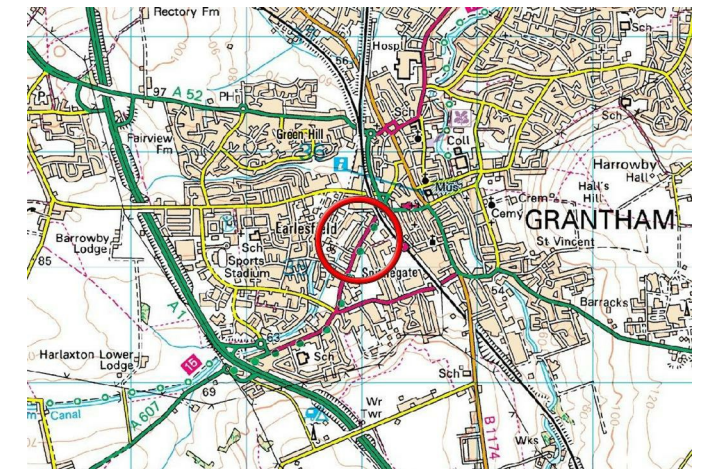
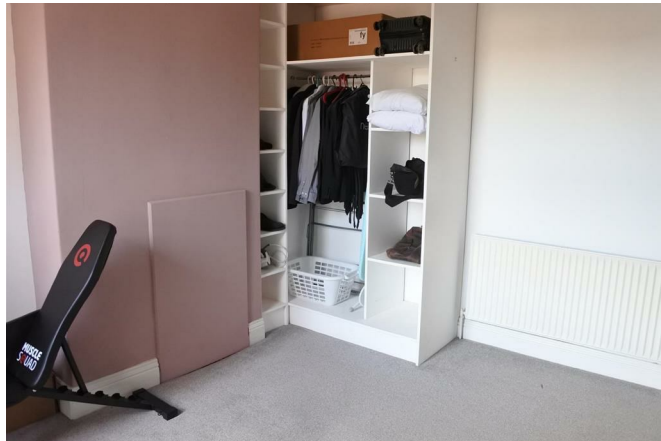
Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.



Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

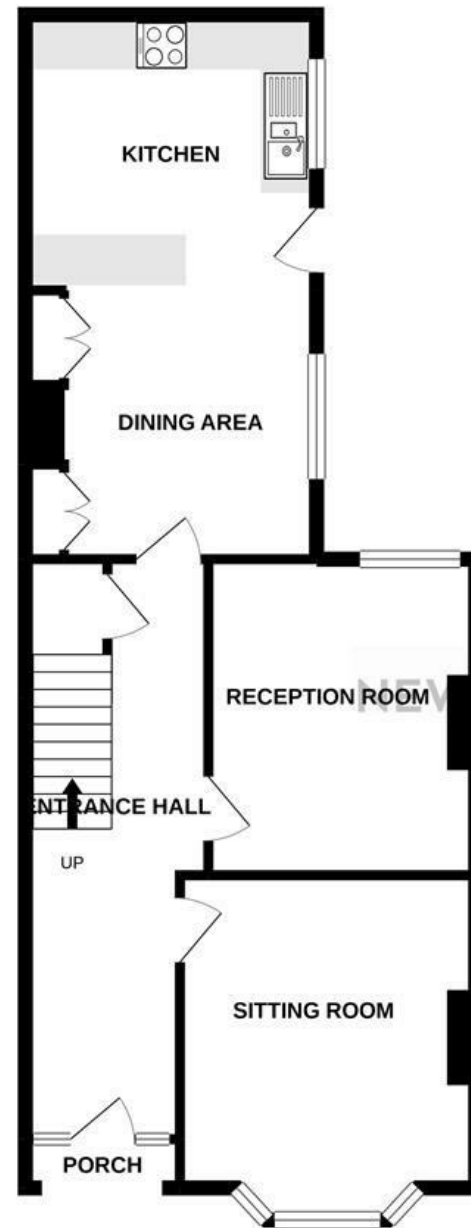
AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			



Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

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