



Harlaxton Road, Grantham NG31 7AG



welcome to

Harlaxton Road, Grantham

GUIDE PRICE £225,000 - £235,000 - Spacious detached house in a very popular location, close to some local amenities. Great family home offering two reception rooms, four bedrooms, and two bathrooms. Enclosed outdoor space perfect for the little ones. Viewing is Essential.



Entrance

Entering the property to the front through a part-glazed door into a passageway which runs the length of the property. Side door into the hallway with a storage cupboard, staircase to the first floor landing, radiator and access into the lounge and dining room.

Lounge

13' 10" Widest Point x 16' 6" Widest Point (4.22m Widest Point x 5.03m Widest Point)

Lovely bright and airy room with a bay window to the front aspect, brick chimney breast with wood beam mantle, deep skirting boards, ceiling rose, wood effect laminate flooring and a radiator.

Dining Room

12' 10" x 16' 6" Widest Point (3.91m x 5.03m Widest Point)

With French doors leading out to the rear garden, brick fireplace with surround and stone hearth, wood effect laminate flooring, radiator and access into the kitchen.

Kitchen

13' 2" x 7' 3" (4.01m x 2.21m)

With a window to the side aspect and has a range of white units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer and mixer tap. Integrated electric oven, hob with extractor hood above, built-in dishwasher and space for appliances. Spotlights to the ceiling, tiled flooring, door leading out to the garden and access into the shower room.

Downstairs Shower Room

With a window to the side aspect and comprising of a corner shower enclosure with tiling, pedestal wash hand basin, low level WC, wall mounted boiler, tile effect flooring, spot lights to the ceiling and a radiator.

First Floor Landing

Having carpet and access into the three bedrooms and staircase to the attic room.

Bedroom One

13' 2" x 7' 5" (4.01m x 2.26m)

With a window to the side aspect, carpet, deep skirting boards, radiator and access into the en-suite bathroom.

En-Suite Bathroom

9' 9" x 7' 2" (2.97m x 2.18m)

With a window to the rear aspect and comprising of a bath with shower over, partially tiled walls, vanity sink unit, low level WC, spotlights to the ceiling, wood effect flooring and a radiator.

Bedroom Two

13' 5" To Wardrobes x 12' 1" (4.09m To Wardrobes x 3.68m)

With two windows to the front aspect, fitted wardrobe storage, carpet, deep skirting boards and a radiator.

Bedroom Three

13' 4" x 12' (4.06m x 3.66m)

With a window to the rear aspect, carpet, deep skirting boards and a radiator.

Attic Bedroom Four

15' 6" x 12' 10" (4.72m x 3.91m)

With a skylight to the rear aspect, carpet, spotlights to the ceiling, hatch access to the loft, radiator and sloping ceilings (restricted head height).

General Description Outside

Approaching the property with a dwarf wall and gate, paved front ideal for pots and planters. Enclosed passageway along the side of the property to the rear garden.

The enclosed rear garden is tiered with a paved patio area, perfect for outside dining and entertaining with steps leading up to the lawn.



view this property online williamhbrown.co.uk/Property/GST114141



welcome to Harlaxton Road, Grantham

- Detached Family House
- Two Reception Rooms
- Kitchen with Downstairs Shower Room
- Four Bedrooms and an En-Suite
- Enclosed Outdoor Space

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



Total floor area 156.6 m² (1,686 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



guide price

£225,000 - £235,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114141



Property Ref:
GST114141 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk