



Swine Hill, Harlaxton

A substantial three bedroom dormer bungalow occupying a spacious plot with panoramic views across the Harlaxton-Denton Bowl.



FEATURES

- Detached dormer bungalow with stunning panoramic views
- Spacious plot
- Generous living space
- Beautifully maintained gardens with ample parking
- Convenient garage & workshop
- Prime village location



The property is set back from a quiet road with off road parking for numerous cars and a beautifully well kept front garden.

Entering through the front door, you are welcomed into the porch which then leads you through to a roomy entrance hall. To the far left end of the house are both the spacious master bedroom with wall to wall built in storage as well as an equally spacious second bedroom. Both double bedrooms are serviced by a large family bathroom which can be found just a short walk down the hall.

To the far right of the property is a fantastic living room which boasts the full depth of the property in dimension. Being dual aspect, the room is flooded by light and is centred by an Indian Sandstone fireplace and log burner.

Moving towards the rear of the property, you are welcomed into a bright kitchen which boasts not only incredible amounts of storage space but also a walk in pantry.

At the back of the kitchen is an incredible orangery that looks out onto the immaculate garden and fantastic views beyond. The current owners use this wonderful space as a bright and roomy dining space as well as a further reception room, large patio doors lead you out to the raised decking and plot beyond.

To book a viewing call our
area experts
www.mooresestateagents.com

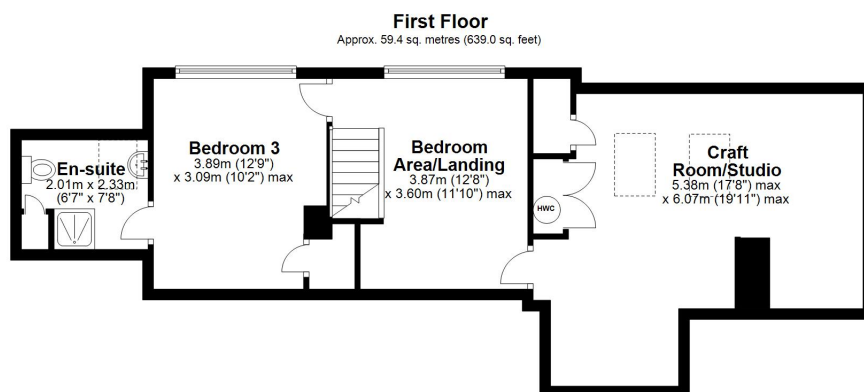
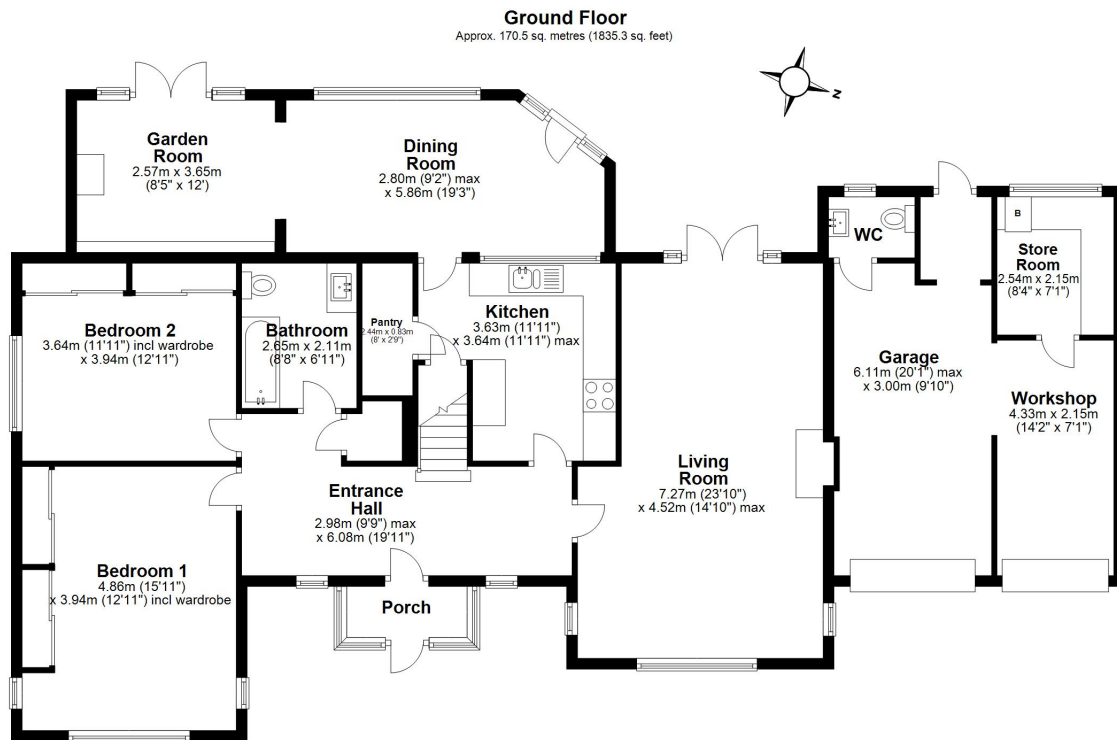
Moores Property Hub 01572 757979 | Moores Move to the Country 020 301 11361
Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com



To the rear of the property is an immaculately presented, spacious rear garden that opens out onto the rolling countryside beyond.

The garage, workshop and outside toilet can also be accessed by the rear garden as well as from the front.

Harlaxton lies just 3 miles from Grantham, on the edge of the popular Vale of Belvoir just off the A607. The village has a Primary School and local convenience store, health centre, sports and social club and public house. Travel connections in the area are excellent - the A1 passes to the west of Grantham 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.



Total area: approx. 229.9 sq. metres (2474.3 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

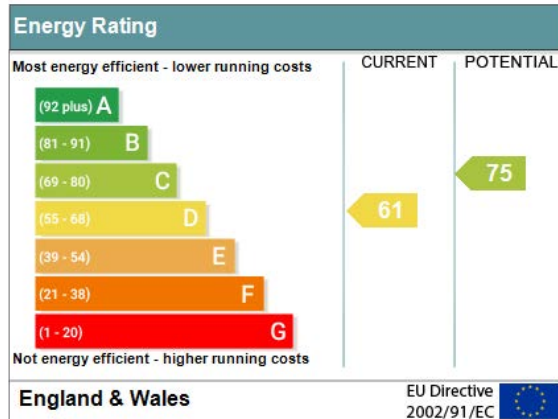
To book a viewing call our
area experts
www.mooresestateagents.com

Moores Property Hub 01572 757979 | Moores Move to the Country 020 301 11361
Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com



EPC RATING

Address: 22 Swine Hill, Harlaxton, GRANTHAM, NG32 1HP
RRN: 8134-3628-4400-0866-0202



To book a viewing call our area experts

Moores Property Hub 01572 757979
Moores Move to the Country 020 301 11361
Melton 01664 491610
Uppingham 01572 821935
Stamford 01780 484555
Grantham Meet & Greet 01476 855618
Peterborough Meet & Greet 01733 788888
A1 Meet & Greet Stoke Rochford

office@mooresestateagents.com

Follow us for Property Updates



@mooresestateagents



@mooresestatepropertyhub

www.mooresestateagents.com

Click the images below to view our Area Minute Guides



Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.