



Rectory Lane, Harlaxton

Nestled in the heart of the award-winning Harlaxton Village, this beautifully presented three bedroom cottage offers the perfect blend of character and modern comfort.



FEATURES

- Semi Detached Family Home
- Character and Period Features
- Flexible Living Spaces
- Three Spacious Bedrooms
- Private Rear Courtyard
- Versatile Converted Store
- Landscaped Front Garden



ACCOMMODATION

The entrance hall features quarry tile flooring, an exposed stone wall, and a striking archway with metal gates leading into the breakfast kitchen. This well-equipped space includes high-gloss cabinetry, quartz worktops, an integrated Neff oven, hob, extractor, and dishwasher, plus space for an American-style fridge-freezer. The room boasts character details such as exposed beams, a stone wall, and a large feature window overlooking the garden.

Adjacent is a cloakroom/utility room with a WC, vanity basin, plumbing for a washing machine, and a floor-standing oil boiler which has recently been replaced for new.

The sitting room boasts a brick-built fireplace with a log burner, exposed beams, shutters and mullion windows.

A study/dining room with patio doors provides a bright, flexible space with garden access.

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EXTERNAL

A galleried landing leads to three spacious bedrooms, each with unique features such as exposed beams, a fireplace, or dual-aspect windows.

The spacious family bathroom is fitted with a five-piece suite, including a walk-in drench shower, bidet, and panelled bath, complemented by stylish tiling and panelled walls.

The beautifully landscaped front garden features brick-paved parking, well-established planting, and a raised patio with open views of the village church.

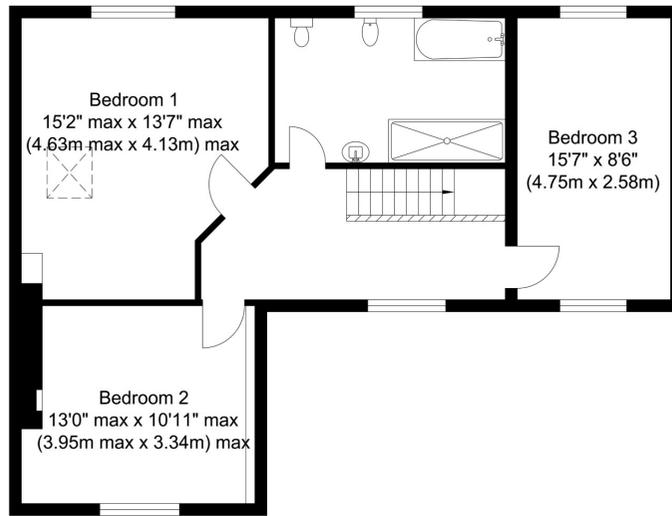
The rear courtyard garden is designed for low maintenance, with paved areas, mature borders, and a stone-built wall for privacy.

A converted attached store, formerly a garage, provides additional storage or potential living space.

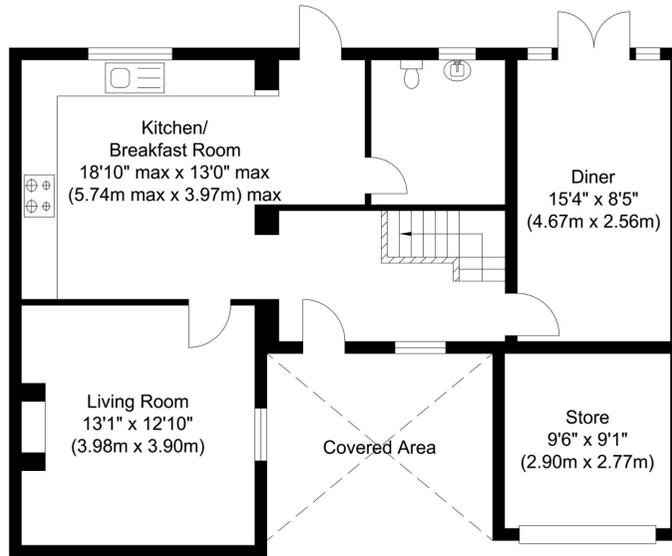
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First Floor
Approximate Floor Area
668.54 sq. ft
(62.11 sq. m)



Ground Floor
Approximate Floor Area
779.19 sq. ft
(72.39 sq. m)



Illustration for identification purposes only, measurements are approximate, not to scale.

EPC RATING

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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