



**Peter Barry**  
*working harder for you*

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## Harlaxton Road, Grantham, NG31 7AE

Peter Barry are delighted to bring to market this fantastic opportunity to purchase this newly refurbished extended semi detached property situated in a sought after location on the fringe of Grantham town which offers an extensive array of amenities including, shops, restaurants, leisure facilities and a mainline railway station which serves direct London access.

This spacious house is conveniently located for road links such as the A1. This property offers lots of natural light throughout plus has excellent scope to extend (STPP).

- Chain free
- Recently refurbished
- Guest cloakroom
- Potential to extend (STPP)
- Two reception rooms
- Garage
- 0.4 miles to the station

**£250,000**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	