



Harlaxton Road, Grantham NG31 7AJ

welcome to

Harlaxton Road, Grantham

Beautifully presented four bedroom traditional terraced family house briefly comprising of a lounge, dining room, kitchen with utility, four bedrooms, bathroom and shower room. In close proximity to the main town centre and train station. Viewing is essential to appreciate the space on offer.



Entrance

Entering the property through a part glazed wooden door into the entrance lobby, having further door to the entrance hall, with laminate flooring, a radiator, doors through to the lounge and dining room and staircase leading to the first floor landing.

Lounge

14' 8" min x 10' 6" min (4.47m min x 3.20m min)

With a lovely bay window to the front aspect featuring seating, carpet, coving to the ceiling and a radiator.

Dining Room

14' 8" x 11' 9" max (4.47m x 3.58m max)

With a window to the rear aspect, laminate flooring, a radiator, coving to the ceiling, and ample space for a dining suite.

Kitchen

10' 3" x 9' 8" (3.12m x 2.95m)

With a window to the side aspect, boasting a range of cream contemporary units at both floor and eye level with grey and wood effect worktops over. Inset one and a half stainless steel sink with single drainer, mixer tap and decorative tiled splashbacks. Built in electric oven and hob with extractor hood above, plumbing for automatic washing machine, tiled flooring, door to the understairs cupboard, a radiator, coving to the ceiling and open archway through to the utility room.

Utility Room

9' 8" x 5' 3" (2.95m x 1.60m)

Continuation of floor and eye level units with worktops over, plumbing for an automatic washing machine, space for appliances, tiled flooring, coving to the ceiling, a radiator and door leading out to the rear garden.

Downstairs Cloakroom

With a window to the rear aspect, wash hand basin, low level WC, tiled splashbacks, heated towel rail, and tiled flooring.

First Floor Landing

With carpet and doors leading to the bedrooms, family bathroom and staircase to the attic room.

Master Bedroom

14' 8" x 13' 1" min (4.47m x 3.99m min)

With a window to the front aspect, carpet, coving to the ceiling and a radiator.

Bedroom Two

14' 9" x 11' 8" (4.50m x 3.56m)

With a window to the rear aspect, carpet, coving to the ceiling and a radiator.

Bedroom Three

11' 5" x 6' 8" (3.48m x 2.03m)

This good sized room has a window to the rear aspect, carpet, coving to the ceiling and a radiator.

Bedroom Four

9' 9" x 6' (2.97m x 1.83m)

With a window to the front aspect, carpet, coving to the ceiling and a radiator,

Family Bathroom

Having a window to the side aspect, the fitted four piece suite comprises of a bath, shower cubicle with electric shower, vanity sink unit, low level WC, partial tiling to the walls, heated towel rail, and vinyl flooring.

Attic Area

17' 1" max x 13' max (5.21m max x 3.96m max)

This spacious attic area could be ideal for a conversion into another bedroom (subject to building regulations), with a skylight window, carpet, sloping ceilings (restricted head height) storage to the eaves, a radiator and access to the shower room.

Shower Room

With a skylight window, shower cubicle, wash hand basin, low level WC, partial tiling to the walls, heated towel rail, vinyl flooring and sloping ceilings (restricted head height).

General Description Outside

Approaching the property there is a low level brick wall with gated access, paved pathway leading up to the front entrance and low maintenance gravelled frontage.

The rear garden is low maintenance, mainly paved ideal for outside dining, a small turfed area and decking behind the outbuilding for additional seating. The majority of the garden is enclosed with fencing and walling.

Outbuilding - has power and lighting.



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welcome to

Harlaxton Road, Grantham

- Traditional Terraced House
- Bay Fronted Lounge & Separate Dining Room
- Bathroom and Shower Room
- Low Maintenance Gardens with Seating
- Outbuilding with Power and Lighting

Tenure: Freehold EPC Rating: D

guide price

£235,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
GST111745 - 0004

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