



Harlaxton Road, GRANTHAM NG31 7AG

welcome to

Harlaxton Road, GRANTHAM

GUIDE PRICE £210,000 - £220,000 - Good size, mid-terraced family home in a great location to the town centre. Offering a lounge separate dining room, modern kitchen, three bedrooms including attic room and family bathroom. Also, benefitting from some character features. Viewing Highly Recommended.



Entrance Hall

Entering the property to the side through a passage way. With wood effect flooring, understairs storage cupboard, radiator and doors leading through to the lounge and dining room.

Lounge

14' 2" max x 12' 6" max (4.32m max x 3.81m max)

With a bay window to the front aspect, feature fireplace with surround and hearth, deep skirting boards, detailed cornicing, carpet, and a radiator.

Dining Room

12' 3" max x 12' 3" max (3.73m max x 3.73m max)

With a window to the rear aspect, feature fireplace, wood effect laminate flooring, coving to the ceiling, radiator and doorway leading through to the kitchen.

Kitchen

19' 4" x 7' 5" (5.89m x 2.26m)

With a part glazed door leading to the garden, With a window to the side aspect, this galley style kitchen has a range of white units to both the floor and eye level with wood effect worktops over, black sink with drainer and mixer tap. Benefitting from an integrated oven and grill, hob with extractor hood above, partially tiled walls, wood effect laminate flooring. Door leading out to the rear garden. (Negotiations for dishwasher, fridge, washing machine and dryer).

First Floor Landing

Carpeted flooring staircase leading up to the attic floor, and doors leads to two bedrooms and family bathroom.

Bedroom Two

14' 2" max x 12' 4" (4.32m max x 3.76m)

Good size bedroom with two windows to the front aspect, fireplace, carpet, deep skirting boards and a

radiator.

Bedroom Three

12' 3" max x 11' 2" max (3.73m max x 3.40m max)

Another good size bedroom with a window to the rear aspect, feature fireplace with open grate, carpet, deep skirting boards and a radiator.

Family Bathroom

With a window to the rear aspect, bath, shower cubicle, pedestal wash hand basin, low level WC, partially tiled walls, wood flooring and a radiator.

Attic Bedroom

12' 1" max x 19' 1" max (3.68m max x 5.82m max)

With a window to the front aspect, skylight to the rear, a range of fitted wardrobes, carpet, storage in the eaves, two radiators and sloping ceiling (restricted head height).

General Description Outside

Approaching the property to the front there is dwarf wall to a small front area and pathway leading down the shared passageway to the side entrance. Gated access through to the rear garden.

The rear garden features a paved patio, perfect for outside dining and entertaining, lawn area enclosed by fencing.



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Harlaxton Road, GRANTHAM

- Mid-Terraced Family House
- Spacious Accommodation
- Modern Kitchen
- Three Bedrooms including Attic Room
- Great Location

Tenure: Freehold EPC Rating: E

guide price

£210,000 - £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112855 - 0002

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