



**High Street, Harlaxton, Grantham NG32 1JD**



**welcome to**

**High Street, Harlaxton, Grantham**

\*GUIDE PRICE £325,000 - £350,000\* - Three bedroom detached bungalow, in the sought after village of Harlaxton. With two reception rooms and two bathrooms, this lovely size bungalow offers potential for modernisation.



### Entrance Hall

Front door leading into the entrance hall, radiator to one wall and laminate floor.

The central heating thermostat is located within the hall between bedrooms 2 and 3.

### Lounge

18' 1" x 10' 1" ( 5.51m x 3.07m )

With a feature brick built fireplace with an inset log burner/stove style electric fire. Large window to the rear aspect, providing lots of light. Glazed door leading out to the rear garden, radiator to one wall, and coving to the ceiling.

### Dining Room

16' x 6' 11" ( 4.88m x 2.11m )

This generous size dining room, has a window to the front aspect, radiator to one wall, coving to the ceiling, carpeted flooring and door leading to the hallway.

### Kitchen

10' 1" x 9' ( 3.07m x 2.74m )

This good size kitchen has a range of wood effect units at both floor and eye level, with a green marble effect worktop over. One and a half sink unit with a single drainer, and mixer tap over. Built in electric oven at eye level, and fitted electric hob with extractor hood above.

Tiled/vinyl flooring. Coving and spotlights to the ceiling. Space for washing machine and dishwasher and fridge freezer. and a window to the front aspect. Part glazed door leading out to the side aspect.

### Bedroom One

10' 1" x 10' ( 3.07m x 3.05m )

With a window to the front aspect, built in fitted wardrobes to one wall with sliding doors, coving to the ceiling, radiator and carpeted flooring. Door leading to the en-suite.

### Ensuite

With a fitted shower cubicle, low level wc and wash hand basin, part tiling to the walls, tiled floor. Radiator. heated towel rail. Part tiling to the walls and an obscure window.

### Bedroom Two

10' 5" x 8' 6" ( 3.17m x 2.59m )

This good size second bedroom, has a window to the rear aspect, built-in wardrobes, coving to the ceiling, radiator and carpeted flooring.

The programmer for the central heating is fitted inside the wardrobe for easy access.

### Bedroom Three

9' 11" x 8' ( 3.02m x 2.44m )

Window to the rear aspect, built in shelving, radiator and carpeted flooring.

### Family Bathroom

8' 1" x 5' 9" ( 2.46m x 1.75m )

With a fitted bath with a shower fitment over, low level wc and built in vanity sink unit with cupboards beneath, heated towel rail. Tiling to the walls, Radiator and tiled floor. Window to the rear aspect. The bathroom benefits from underfloor heating which is controlled by the programmer outside the bathroom door.

### Description Outside

To the front of the property is a graveled driveway providing off road parking for at least 2 vehicles. there is also a lawned area of the garden, and gated side access leads to the rear garden and to the side entrance door.

The rear garden is of a good size, and is mainly laid to lawn. with feature paved patio area ideal for outside dining, with surrounding dwarf wall, The garden is fully enclosed with fencing, and also includes a shed and a greenhouse, and two water butts.

There is an oil-fired boiler located on an external wall to the property, and the oil tank is situated close to this, accessed by a gate at the front when filling. The central heating boiler is serviced annually.

### Agents Note:

'The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved'.



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## High Street, Harlaxton Grantham

- THREE BEDROOM DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- LOVELY SIZE PLOT
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

guide price

**£325,000 - £350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112863 - 0003

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