



Harlaxton Road, Grantham NG31 7AG

welcome to

Harlaxton Road, Grantham

GUIDE PRICE £225,000 - £235,000 - HMO potential, or a family looking for a larger property. Boasting three reception rooms, five bedrooms, garden to the rear and double garage. Within walking distance to the town centre and train station. In need of some updating and modernisation.



Entrance Hall

Entering the property to the front through a part glazed wooden door with, radiator, understairs space, staircase leading to the first floor landing and doors leading into the lounge, sitting room and dining room.

Lounge

13' x 13' 3" (3.96m x 4.04m)

Lovely stone bay window to the front aspect, feature fireplace with marble style surround, wooden mantle and inset gas fire, carpet, detailed cornicing and radiator.

Sitting Room

10' 9" x 12' 2" (3.28m x 3.71m)

With a window to the rear aspect, feature open fireplace with the potential of being used as a real fire in the future, carpet and radiator.

Dining Room

11' x 12' 3" (3.35m x 3.73m)

With a window to the side aspect, open archway leading through to the kitchen, coving to the ceiling, and radiator.

Kitchen

9' 4" x 12' 4" (2.84m x 3.76m)

Dual aspect room with windows to the rear and side aspects, and having a range of wood units to both the floor and eye level with worktops over, sink, drainer and tile splashbacks. Integrated oven, and hob, space for fridge freezer, wall mounted boiler and door through to the rear hallway.

Rear Hallway

With a window to the side aspect, door through to the utility/cloakroom, wood effect flooring, space for a tumble dryer, radiator and glazed door leading out to the rear garden. Sloping ceiling (restricted head height).

Utility/Cloakroom

With a window to the side aspect and comprising of a low level WC, units and worktop with stainless steel sink, wood effect flooring, space and plumbing for a washing machine and a radiator.

First Floor Landing

With a radiator, hatch access to the loft and doors leading to four bedrooms, family bathroom and staircase leading to the attic fifth bedroom.

Master Bedroom

11' 6" x 14' 7" (3.51m x 4.45m)

With a window to the rear aspect, feature fireplace with surround and grate, striped floorboards, radiator, and door into the en-suite.

En-Suite Shower Room

With a window to the side aspect, shower cubicle, wash hand basin, low level WC, tiling to the walls and radiator.

Bedroom Two

9' 4" x 12' 4" (2.84m x 3.76m)

With a window to the rear aspect, and radiator.

Bedroom Three

10' x 10' 6" (3.05m x 3.20m)

With two windows to the front aspect, built-in wardrobe, and radiator.

Bedroom Four

10' 7" x 13' 1" (3.23m x 3.99m)

With a window to the front aspect, feature fireplace with surround, tiled hearth and open grate, built-in wardrobes, wood effect flooring, cornicing detailing to the ceiling and radiator.

Family Bathroom

7' x 8' (2.13m x 2.44m)

With a window to the side aspect, bath with shower over, vanity sink unit, low level WC, wood panelling to the ceiling, storage cupboard and radiator.

Attic Room/Bedroom Five

20' x 12' 4" (6.10m x 3.76m)

With a dormer style window to the front aspect, brick wall, exposed floorboards, carpet, electric heater, storage cupboards, and sloping ceilings (restricted head height).

General Description Outside

Approaching the property to the front with a dwarf brick wall, small enclosed courtyard garden, pathway with steps leading to the front door.

The long rear garden is mainly laid to lawn with a paved patio area to the rear all enclosed by fencing.

Pavement parking to the front of the property.

Double Garage to the rear from Huntingtower Road.



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welcome to

Harlaxton Road, Grantham

- Mid-Terraced, Five Bedroom House
- HMO Potential
- Spacious Accommodation
- Five Bedrooms
- Rear Garden & Double Garage

Tenure: Freehold EPC Rating: E

guide price

£225,000 - £235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113151 - 0003

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