



**Church Street, Harlaxton, Grantham NG32 1HB**



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**Church Street, Harlaxton, Grantham**

\*GUIDE PRICE £225,000 - £250,000\* - With no 'Upward Chain' this bungalow is well presented throughout and in the popular village location of Harlaxton. Briefly comprising of two bedrooms, a good sized dine in kitchen, conservatory, and a low maintenance garden, Viewing Highly Recommended.



### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall with two radiators, carpet and cloakroom.

### **Lounge**

16' 10" x 11' 11" ( 5.13m x 3.63m )

Situated at the rear of the property with side facing doors, featuring a fireplace, carpet, a radiator and door leading to conservatory.

### **Kitchen Diner**

12' 6" x 11' 10" ( 3.81m x 3.61m )

With windows at three different aspect, giving lots of light, this good sized dine in kitchen comprises of cream wooden units at both floor and eye level with wooden worktops over, freestanding cooker, plumbing for automatic washing machine, vinyl floor and a radiator.

### **Utility Room**

6' x 4' ( 1.83m x 1.22m )

Leading from the kitchen and houses the boiler.

### **Sun Room**

11' 2" x 6' 7" ( 3.40m x 2.01m )

With floor to ceiling glazed units, electric and door leading out a block paved area to the rear.

### **Bedroom One**

13' x 9' ( 3.96m x 2.74m )

With a window to the rear aspect, fitted wardrobes, carpet and a radiator.

### **Bedroom Two**

12' x 7' ( 3.66m x 2.13m )

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

### **Bathroom**

6' x 6' ( 1.83m x 1.83m )

With a window to the rear aspect, bath, with separate shower cubicle with electric shower, pedestal wash hand basin, low level WC, and partial tiling to the walls.

### **General Description Outside**

Approaching the property to the front there is a block paved gated driveway.

The property boasts a courtyard feature which surrounds the property, paved and with gravel for low maintenance.



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## Church Street, Harlaxton Grantham

- Detached Bungalow
- Conservatory
- Good Size Kitchen Diner
- Two Bedrooms
- Low Maintenance Gardens

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£225,000 - £250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113243 - 0002

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