



**Strood Close, Harlaxton, Grantham NG32 1FJ**





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**Strood Close, Harlaxton, Grantham**

LEASEHOLD PROPERTY 35% SHARED OWNERSHIP FOR £91,000

Semi-Detached house in the sought after village location of Harlaxton, with great access to the A1, A52 and A607

Spacious accommodation and well presented throughout. Viewing is Highly Recommended.



### Entrance

Entering the property through a part glazed uPVC door into the entrance hall, with high gloss tiled floor, carpeted staircase to the first floor landing, door leading to the lounge and door leading through to the kitchen.

### Lounge

17' 9" x 10' 1" Excl bay window ( 5.41m x 3.07m Excl bay window )  
Feature walk-in box bay window to the front aspect, uPVC window to the side aspect, laminate floor, two radiators, TV point and wall mounted thermostat.

### Dining Room

9' 8" x 8' 7" ( 2.95m x 2.62m )  
French doors leading to the rear garden, uPVC window to the side aspect, radiator, light grey high gloss tiled floor, open plan square archway leading through to the kitchen and wall mounted consumer unit.

### Kitchen

8' 10" x 8' max ( 2.69m x 2.44m max )  
This lovely kitchen boasts a range of light grey high gloss wall and base units, with wood effect work surfaces over. One and a half stainless steel sink unit with drainer, mixer tap and decorative tiled splash backs. Built in electric oven and induction hob with extractor hood above. Integrated dishwasher unit and fridge/freezer. uPVC window overlooking the rear garden and door leading through to the utility.

### Utility Room

The utility room provides space for further appliances such as fridge/freezer. Work top with decorative tiled splash backs and plumbing for automatic washing machine below. Radiator and door leading to the boiler cupboard housing the electric heating boiler system.

### First Floor Landing

This spacious landing has a radiator, hatch access to the loft (which vendor advises is part boarded) and doors giving access to two full length storage cupboards.

### Master Bedroom

11' 8" max x 10' 3" max ( 3.56m max x 3.12m max )  
This spacious landing has a radiator, hatch access to the loft (which vendor advises is part boarded) and doors giving access to two full length storage cupboards.

### En-Suite

The en-suite comprises of a double width shower cubicle with waterfall shower, wash hand basin with vanity unit below and low level WC. Decorative tiling to the walls, laminate floor and heated towel rail.

### Bedroom Two

11' 7" max x 10' 4" max ( 3.53m max x 3.15m max )  
This double bedroom has a uPVC window to the side aspect and radiator.

### Bedroom Three

7' 11" x 7' 2" ( 2.41m x 2.18m )  
uPVC window to the rear aspect and radiator.

### Family Bathroom

Three piece white suite comprising of bath, pedestal wash hand basin and low level WC. Part tiling to the walls, laminate floor, shaver point, radiator and obscure window to the side aspect.

### General Description Outside

Situated at the end of the cul-de sac, the front of the property there are two parking spaces allocated to the property. Pathway leading to the front door and outlined with wrought iron railings. Small lawned garden with hedging leading to the front canopy. Gated access to the rear garden.  
The enclosed rear garden is family friendly, mainly laid to lawn and great for outside dining.

### Agents Note:

Please note this property is being sold on a shared ownership basis - 35% for £91,000.

Leasehold Charges Reviewed annually

Total charge - £403.94  
Rental Charges - £355.63  
Service Charges - £48.31



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## Strood Close, Harlaxton Grantham

- SHARED OWNERSHIP 35% - £91,000
- Well Presented Throughout
- Three Bedrooms
- Dining Room with French Doors into the Garden
- Double Driveway and Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 579.72

Ground Rent: 4267.56

This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Jun 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**£91,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113404 - 0002

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william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**