



5 Church Street,
Harlaxton, NG32 1HB



Guide Price £225,000 to £235,000

- Detached Bungalow
- Village Conservation Area
- Kitchen / Dining Room
- Lounge & Conservatory
- Two Bedrooms
- Bathroom / WC
- Oil Fired Central Heating
- Double Glazing
- Ample Parking
- Freehold - Energy Rating E



A DETACHED BUNGALOW in a non estate central village position. Securely positioned adjacent to the Village Hall and benefiting from private parking. Accommodation comprises an entrance hall, kitchen/dining room, lounge, conservatory, TWO BEDROOMS and a bathroom/WC. The outside space is largely hard landscaped so should require little routine maintenance. Oil fired central heating and double glazing installed. The property offers easily run two bedroomed accommodation and will provide an ideal retirement home or even a lock and leave weekend retreat. Vacant possession and NO ONWARD CHAIN.

ACCOMMODATION

OPEN PORCH

With uPVC entrance door and external storage cupboard.

ENTRANCE HALL

Having two uPVC double glazed windows to the side elevation, two radiators, built-in cupboard and wall light points.

KITCHEN/DINING ROOM

3.82m x 5.15m (12'6" x 16'11")

Having uPVC double glazed bow window to the front elevation and uPVC double glazed window to either side elevation, fitted with a range of base cupboards and drawers with wood style working surfaces over and eye level cupboards, inset one and a half bowl stainless steel sink and drainer, space and plumbing for washing machine, tiled splashbacks and radiator.





BOILER ROOM

1.42m x 1.95m (4'8" x 6'5")

Having oil fired boiler and insulated hot water cylinder with electric immersion heater, fitted cupboard and shelves.

LOUNGE

2.96m x 5.14m (9'8" x 16'11")

Having uPVC double glazed window to the side elevation, uPVC double glazed French doors to the conservatory, loft hatch access, wall light points.

CONSERVATORY

2.00m x 3.40m (6'7" x 11'2")

A comfortable addition, of uPVC double glazed construction with French door to the garden.

BEDROOM 1

2.76m x 4.02m (9'1" x 13'2")

With uPVC double glazed window to the side elevation, fitted triple wardrobe with top cupboards and radiator.

BEDROOM 2

2.21m x 3.73m (7'4" x 12'2")

With uPVC double glazed window to the side elevation and radiator.

BATHROOM/WC

2.00m x 3.00m (6'7" x 9'10")

With uPVC obscure double glazed window to the side elevation, a white suite comprising panelled bath, separate shower cubicle with Triton electric shower within, pedestal wash handbasin and low level WC., medicine cupboard, shaver point incorporating mirror light and radiator.

OUTSIDE

The property is discreetly situated to the rear of the village hall and benefits from driveway parking and leads through double gates to a block paved drive providing an area of hardstanding for a vehicle. There is a gravelled area, circular patio and oil storage tank. Block paved paths lead to the side of the property and to the rear where there is a block paved patio and outside lighting.

SERVICES

Mains water, electricity and drainage are connected. The property has oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street proceed south on to St. Peters Hill, right on to Wharf Road (A52), follow the signs for the A607 Harlaxton Road and follow the road out of town. Continue into Harlaxton village along High Street, opposite the Gregory Arms, which runs into Church Street. The property is on the left-hand side behind the village hall.

HARLAXTON

Harlaxton lies 3 miles south west of Grantham and near to the Nottingham to Grantham canal. It is on the edge of the Vale of Belvoir just off the A607 and is 12 miles north east of Melton Mowbray. The village has a Primary School and local convenience store, health centre, sports and social club.

Travel connections in the area are excellent - the A1 passes to the west of Grantham providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements.

All services and appliances have not and will not be tested.





NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk