



42 Swine Hill,
Harlaxton. NG32 1HP



£200,000

- Sought After Village Location
- Semi Detached Bungalow
- Lounge
- Kitchen
- Wet Room
- Two Bedrooms
- Driveway and Single Garage
- WEST Facing Rear Garden
- No Onward Chain
- Freehold – Energy Rating D



We are delighted to offer this Semi-Detached Two bedroom bungalow located within the sought after village of Harlaxton. The accommodation briefly comprises of Entrance Hall, Lounge Diner, Two Bedrooms, Kitchen. Outside to the front there is a driveway leading to a single garage and lawned garden. To the rear there is a good sized WEST facing garden that backs onto farm land and enjoys open views. The bungalow also comes with the added benefits Double Glazed Windows and Doors and being sold with no onward chain

ACCOMMODATION

ENTRANCE HALL

With uPVC entrance door, loft hatch access, electric storage heater, wood laminate floor and airing cupboard housing the hot water cylinder.

LOUNGE

2.79m x 4.9m (9'2" x 16'1")

With uPVC double glazed window to the rear aspect, feature fireplace with tiled inserts and timber surround and electric storage heater.

KITCHEN

2.21m x 3.05m (7'4" x 10'0")

With uPVC double glazed window to the rear aspect, half uPVC obscure double glazed door to the side, resin sink unit with mixer tap over, electric hob with oven beneath and extractor over, a range of base level cupboards and drawers with matching eye level cupboards, space and plumbing for washing machine and tiled floor.



BEDROOM 1

3.03m x 3.7m (9'11" x 12'1")

With uPVC double glazed window to the front aspect and electric storage heater.

BEDROOM 2

2.34m x 3.36m (7'8" x 11'0")

With uPVC double glazed window to the front aspect and electric storage heater.

WET ROOM

1.69m x 1.84m (5'6" x 6'0")

With uPVC obscure double glazed window to the rear aspect, mains shower with drainage point to the floor, wall mounted wash handbasin and low level WC., tiling to wet areas, extractor fan.

OUTSIDE

The property is set back from the road and a concrete driveway leads to the detached garage. There is also a lawned front garden. At the rear there is a west facing garden with patio area leading to a long lawned garden. There are established trees and shrubs and outside lighting. The rear garden backs onto open fields.

GARAGE

Concrete section with up-and-over door.

SERVICES

Mains water, electricity and drainage are connected.

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), left on to the A607, Harlaxton Road and follow the road out of town. Continue in to Harlaxton village taking the left turn on to High Street and left in to Swine Hill.



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.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

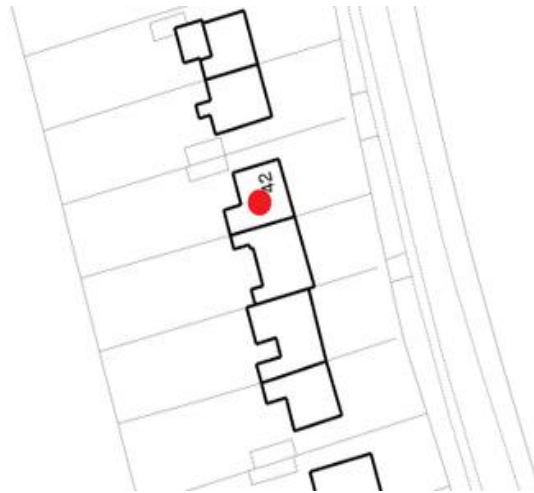
All services and appliances have not and will not be tested.

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.

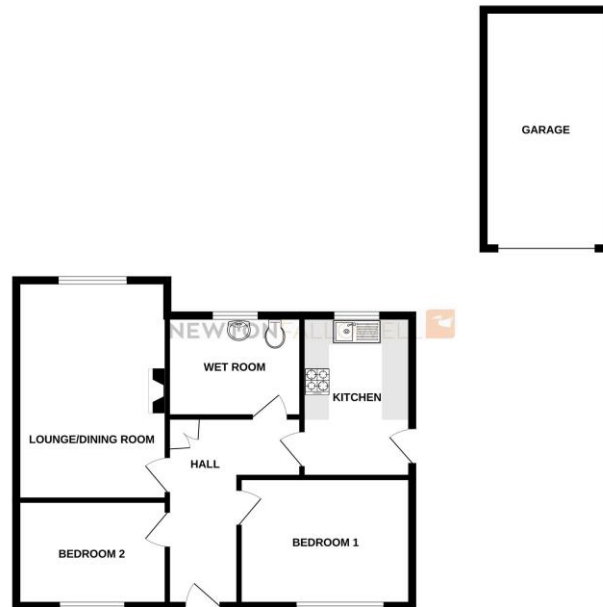
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For more information please call in the office or telephone 01476 591900.



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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for the prospective purchaser. The architect, surveyor and agent make no warranty or guarantee as to their quality or efficiency can be given.
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