



11 Rectory Lane,
Harlaxton, NG32 1HD



Guide Price £325,000

- Detached Bungalow
- Conservation Area
- Delightful Vale Views
- Extensive Plot Circa 0.4 Acre
- In Need of Improvement
- Potential to re-develop
- Garage & Parking
- Three Bedrooms
- No Chain
- Freehold - Energy Rating E



11 Rectory Lane is situated within the village Conservation Area and is a mature detached bungalow standing on a generous plot of approximately 0.4 of an acre backing onto open fields giving impressive Vale views to the south. The existing accommodation briefly comprises as follows: Entrance hall, kitchen/dining room, sitting room, three bedrooms and a bathroom/WC. There is a utility area, conservatory and a detached brick built garage. Although in need of improvement the bungalow offers an excellent opportunity for remodeling of the existing property, a replacement dwelling, or perhaps even an additional dwelling subject to obtaining the appropriate planning consents.

ACCOMMODATION

ENTRANCE HALL

1.12m x 7.63m (3'8" x 25'0")

With opaque glazed entrance door, window to the front elevation, electric storage heater, loft hatch access and built-in linen cupboard.

KITCHEN

3.94m x 4.55m (12'11" x 14'11")

With window to the front elevation and window looking through to the conservatory, a range of matching units comprising base cupboards and drawers with working surfaces over, inset stainless steel sink and drainer, electric storage heater, tiling to walls, tiled fireplace and hearth with hardwood polished mantel, further fitted cupboards and built-in airing cupboard containing an insulated cylinder and electric immersion heater.





LOBBY

1.66m x 1.94m (5'5" x 6'5")

Having an opaque glazed door to the front, opaque glazed window to the side, cloaks cupboard and opaque glazed door to the conservatory.

CONSERVATORY

2.04m x 5.89m (6'8" x 19'4")

LIVING ROOM

4.11m x 4.57m (13'6" x 15'0")

Having window to the rear elevation and window to the side looking through to the conservatory, open tiled fireplace and hearth, coving, wall lights and electric storage heater.

BEDROOM 1

3.26m x 4.19m (10'8" x 13'8")

With window to the front elevation, electric storage heater, a range of fitted wardrobe cupboards and dressing table.

BEDROOM 2

3.26m x 3.65m (10'8" x 12'0")

With window to the rear elevation, electric storage heater, fitted wardrobe cupboard.

BEDROOM 3

2.73m x 3.03m (9'0" x 9'11")

Having window to the front elevation, electric storage heater and fitted wardrobe and dressing table.

BATHROOM

1.82m x 2.22m (6'0" x 7'4")

With window to the rear elevation, panelled bath with Triton electric shower over, pedestal wash basin and low level WC., Dimplex fan heater, shaver point, night storage heater and tiling to wet areas.

OUTSIDE

The bungalow is set well back from the road and is approached by a long tarmac driveway flanked by conifers and shrubs leading to ample parking and turning areas and the single garage. There is also an outside tap, external electric points and a laurel and conifer trees to the front, with a walled frontage and a metal storage shed.

There is a long rear garden divided into three generous sections with hedging to the boundaries and which backs onto open fields and enjoys lovely Vale views. The garden is generally laid to lawn with various shrubs and trees, beech hedging and fruit trees.

GARAGE

A detached brick garage with double wooden doors, lighting, power and a WC.

Note

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

Mains water, electricity and drainage are connected.

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 along and as you reach Harlaxton pass the turning for High Street and take the left turn opposite the bus stop onto Rectory Lane itself. Follow the road and the property is on the right.

AGENTS NOTE

It is the sellers intention to include an uplift clause within the contract of sale. The effect of this is that the purchaser will pay to the seller a percentage of the enhanced value should consent be granted for an additional dwelling within a given time frame.





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.

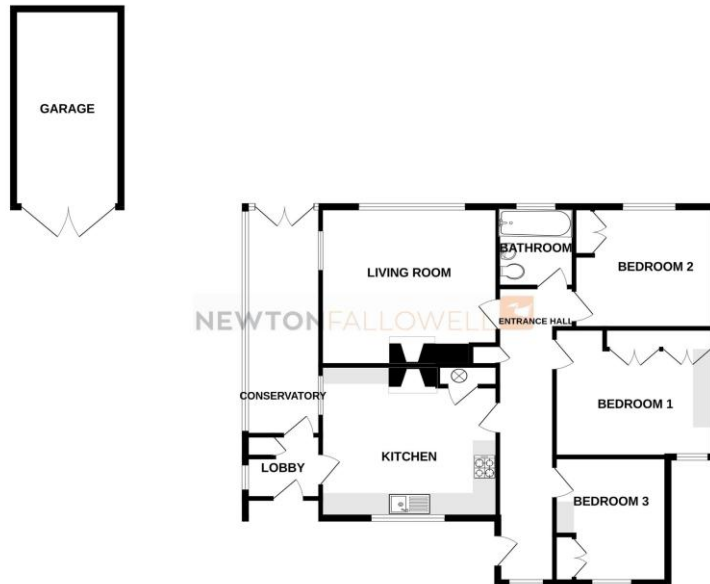
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.

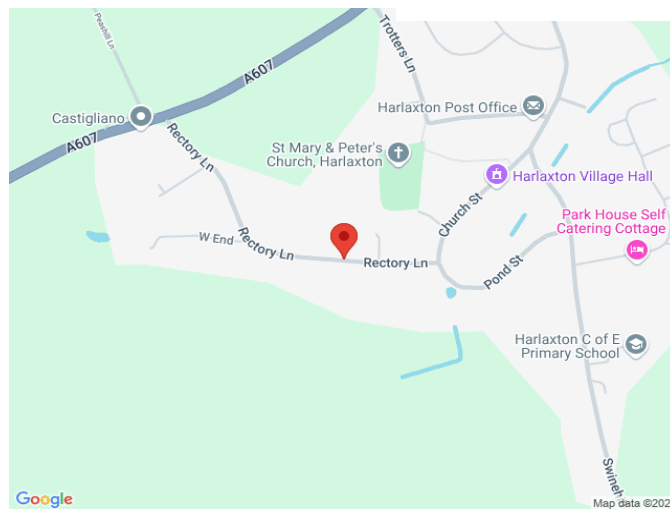


Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 operation or efficiency can be given.
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Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk