



50 Harlaxton Road,  
Grantham. NG31 7AJ



**£210,000**

- Modern End Terraced House
- Close to Town Centre
- Lounge/Dining Room with French Doors
- Re-fitted Kitchen
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- GARAGE at Rear
- Gas Central Heating
- Freehold – EPC: Rating D





A modern end terraced house constructed of brick beneath a slated roof to match the traditional Victorian buildings in the locality. The property offers comfortable **THREE BEDROOMED** accommodation together with an off road parking space and **SINGLE GARAGE** to the rear. The living space comprises an entrance hall, a lounge/dining room with bay window and French doors, a refitted kitchen, master bedroom also with a bay window, two further good sized bedrooms and a bathroom/WC. Gas fired central heating and uPVC double glazing are installed. There is a forecourt to the front and an enclosed rear garden. Viewing is recommended.

## ACCOMMODATION

### ENTRANCE HALL

With uPVC half glazed entrance door with slated storm porch canopy over, staircase off to the first floor accommodation, radiator with cover and tiled floor.

### LOUNGE AREA

3.8m x 4.96m (12'6" x 16'4")

Maximum measurement into bay window. Having uPVC double glazed box bay window to the front elevation, radiator with cover, under stairs storage cupboard, laminate flooring and coving.



## DINING AREA

2.11m x 3.18m (6'11" x 10'5")

Having uPVC double glazed French doors to the garden, radiator with cover, laminate flooring, coving and Hive central heating control.

## KITCHEN

2.54m x 3.01m (8'4" x 9'11")

Re-fitted with a modern range of units comprising base cupboards with working surfaces over and matching eye level cupboards, inset one and a half bowl stainless steel sink and drainer, integrated oven, hob with extractor over, Worcester wall mounted gas fired boiler, vertical radiator, tiled splashbacks, tiled floor, coving, uPVC double glazed window to the rear elevation and half double glazed external door to the garden.

## FIRST FLOOR LANDING

With loft hatch access.

## BEDROOM 1

2.81m x 4.16m (9'2" x 13'7")

Maximum measurement into bay window. With uPVC double glazed box bay window to the front elevation, built-in double wardrobe, radiator with cover and laminate floor.

## BEDROOM 2

2.37m x 3.58m (7'10" x 11'8")

With uPVC double glazed window to the rear elevation, radiator and laminate floor.

## BEDROOM 3

2.33m x 3.06m (7'7" x 10'0")

With uPVC double glazed window to the rear elevation, radiator and laminate floor.

## BATHROOM/WC

1.88m x 3.3m (6'2" x 10'10")

With uPVC obscure double glazed window to the front elevation and containing a white suite comprising panelled bath with shower attachment and screen over, pedestal wash basin and low level WC., over stairs cupboard, radiator and tiling to wet areas.





## OUTSIDE

The property stands behind a walled front forecourt with metal gate. The rear garden is laid to lawn with a patio, garden tap, rear gateway and screen fencing to the boundaries. There is also a meter cupboard.

## GARAGE

The middle garage of a block of three with a concreted parking area in front and having up-and-over door. The garage is situated behind the property and accessed from Alexandra Road.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band B.

## DIRECTIONS

From High Street proceed south bearing right at the traffic lights on to Wharf Road (A52). Take the centre lane which leads under the railway bridge on to Harlaxton Road itself (A607). The property is on the right-hand side on the corner of Alexandra Road.

## GRANTHAM

The property is a short distance from a petrol station with Londis convenience shop as well as a Premier store on the corner of Huntingtower Road. Huntingtower Community Primary Academy is also a short walk away.

Travel connections in the area are excellent - the A1 passes to the west of the town 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.

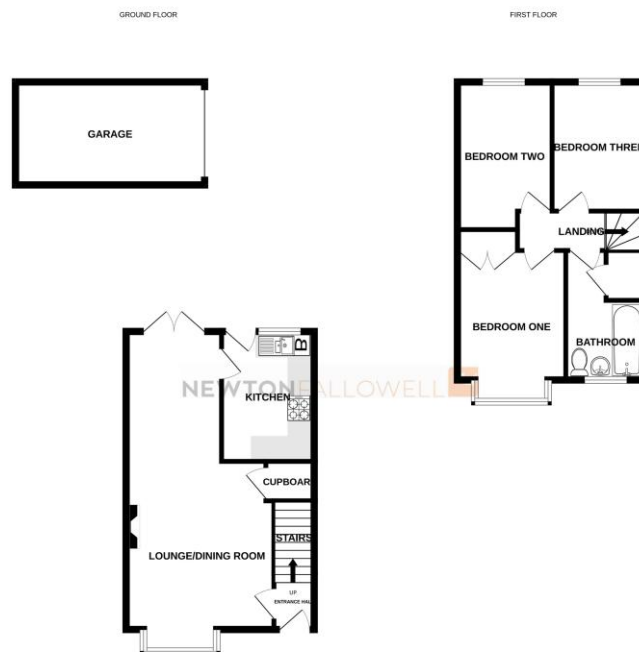
## NOTE

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.

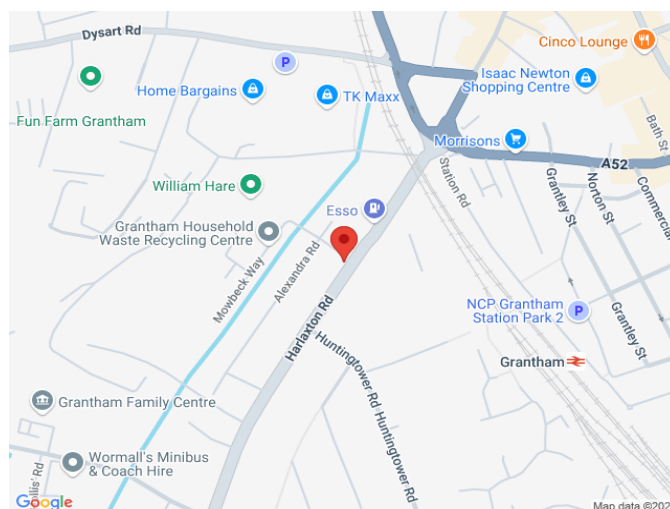
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For more information please call in the office or telephone 01476 591900.

# Floorplan



While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be used as a guide to the actual property. The floorplan is not intended to be used as a guide to the actual property. The floorplan is not intended to be used as a guide to the actual property. The floorplan is not intended to be used as a guide to the actual property.



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