



269 Harlaxton Road,  
Grantham. NG31 7SL



**£210,000**

- Semi-Detached
- Open-plan Lounge/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom Previously A 3rd Bedroom
- Conservatory
- Low Maintenance Garden
- Ample Parking + Double Garage
- Close To Local Amenities
- Freehold – EPC: Rating E



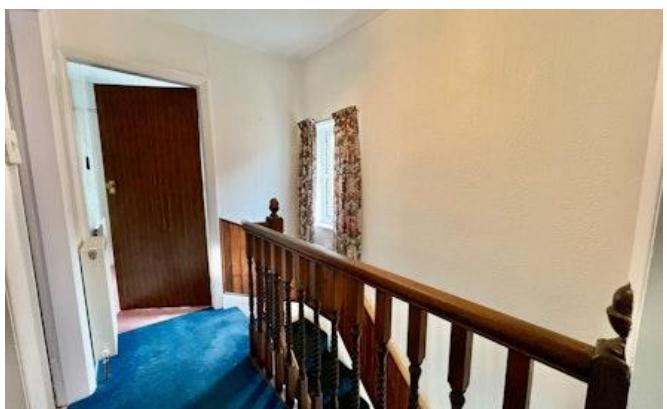
This well presented semi-detached house offers spacious accommodation, making it an appealing choice for those seeking comfort and practicality in Grantham. Built on a generous plot, this property provides ample internal living space designed for convenience and ease of maintenance. The house features two sizeable double bedrooms, providing ample accommodation for residents or guests. A notable aspect of the property is the bathroom, which has been thoughtfully converted from a previous third bedroom, as well as a separate upstairs shower room.

The ground floor offers three distinct reception rooms, catering to varied lifestyle needs. An open-plan lounge and dining room create a welcoming environment for relaxation or entertaining, while the conservatory adds an additional light-filled space, perfect for year-round enjoyment. The well appointed kitchen supports daily practicalities with ample storage and functionality.

Externally, the property benefits from a low maintenance rear garden, ideally suited for those seeking outdoor space without extensive upkeep. The generous plot includes ample parking provisions, in addition to a double garage, ensuring plenty of space for vehicles and secure storage.

**Local area:** Conveniently located in Grantham, this property is positioned within easy reach of local amenities, offering residents practical access to shops, services, and transport links. The area is known for its blend of residential options and community facilities, providing an enviable balance for day-to-day living.





## ACCOMMODATION

### PORCH

2.37m x 2.01m (7'10" x 6'7")

With uPVC door to the front, and uPVC window to the side, archway to the entrance door to the hallway.

### ENTRANCE HALL

Having attractive glazed uPVC entrance door and side panels, stairs rising to the first floor, under stairs cupboard, radiator.

### DINING ROOM

3.35m x 3.68m (11'0" x 12'1")

With uPVC double glazed door and side panels looking into the conservatory, radiator.

### LOUNGE

3.37m x 4.41m (11'1" x 14'6")

With uPVC double glazed bay window to the front aspect, radiator and sliding doors to the dining room.

### CONSERVATORY

1.81m x 4.25m (5'11" x 13'11")

With uPVC double glazed sliding patio doors to the rear aspect, vinyl flooring and power points.

### KITCHEN

1.81m x 4.25m (5'11" x 13'11")

Having uPVC double glazed window and uPVC obscure double glazed door to the side aspect, fitted with a range of eye and base level units, work surfacing with inset stainless steel sink and drainer, tiling to walls, space for electric cooker, space and plumbing for washing machine, vinyl flooring.

### FIRST FLOOR LANDING

Having uPVC double glazed window to the side aspect, radiator and loft hatch access.

## BEDROOM ONE

4.62m x 2.98m (15'2" x 9'10")

Having uPVC double glazed bay window to the front aspect, built-in wardrobes, radiator and ceiling fan.

## BEDROOM TWO

3.34m x 3.8m (11'0" x 12'6")

With uPVC double glazed window to the rear aspect, fitted wardrobes and radiator.

## BATHROOM

1.88m x 2.59m (6'2" x 8'6")

Previously bedroom 3, having uPVC obscure double glazed window to the front aspect, panelled bath, pedestal wash basin and low level WC., radiator.

## SHOWER ROOM

2.1m x 1.82m (6'11" x 6'0")

With uPVC obscure double glazed window to the rear aspect, shower cubicle, wash basin and WC., tiling to walls, airing cupboard and radiator.

## OUTSIDE

There is a long driveway to the front and a gravelled area offering parking for cars, van etc and a metal gate leads through a very useful **COVERED CARPORT** area to the garage. At the rear there is a private hard landscaped garden with useful outbuilding and outside lighting.

## DOUBLE GARAGE

With up-and-over door to the front, wooden window to the side and obscure glazed door to the side.

## SERVICES

Mains water, gas, electricity and drainage are connected.





## PROBATE

Please note that the sale of the property is subject to obtaining a Grant of Probate, which has been applied for.

## 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). Keep continuing along Harlaxton Road passing Springfield Road and the property is situated just before the turning for Denton Avenue and virtually opposite Aldi.

## GRANTHAM

There is a local bus service to town and the Walton Academy is a short distance 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 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.

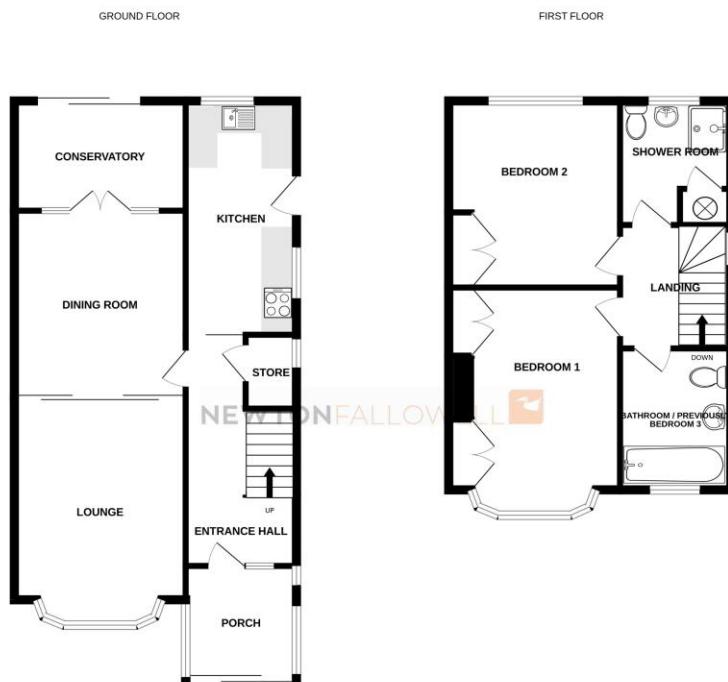
## NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

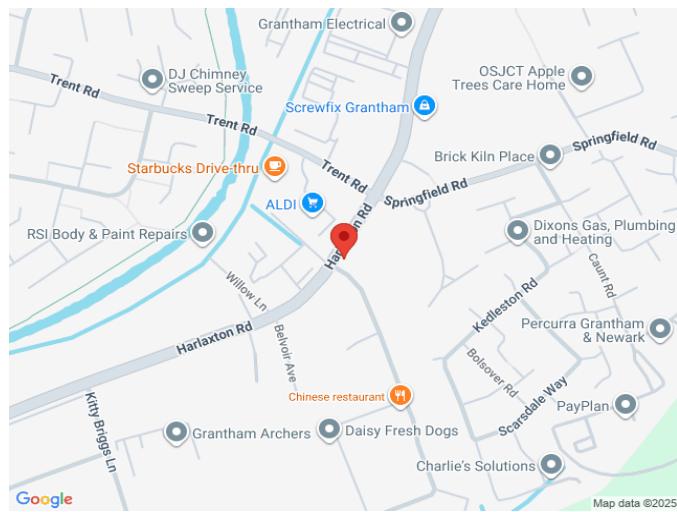
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services.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

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

## Floorplan



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 inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It is intended for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their systems and appliances shown have not been tested and no guarantee is given. Made with Metrigix 3D



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