



**Connells**

Harrowby Lane  
Grantham





## Property Description

Connells are delighted to bring to the market this beautiful well-presented traditional bay fronted 4-bedroom Semi-detached property offering a wealth of space for couples & growing families.

The property offers multiple reception spaces, sitting room to the front of the property and a further lounge/family room space to the rear overlooking the garden with extending views.

21ft long kitchen/diner with generous cupboard space and downstairs WC.

Upstairs 4 double bedroom and 2 bathrooms - 1 family bathroom with three-piece suite and a second shower room.

Property benefits from UPVC windows throughout, garage and off-street parking for several vehicles.

Situated on Harrowby Lane in Grantham, this property enjoys a well-established residential address in one of the town's popular neighbourhoods.

Grantham offers the perfect blend of historic charm and modern conveniences, with easy access to local amenities, transport links and open green spaces

The property is well-connected to the rest of the East Midlands. Grantham town centre, with a wide range of shops, cafés, restaurants and services, is just a short drive or bus ride away. The nearby Grantham railway station offers direct rail services to major cities including London, Nottingham and Sheffield, making it ideal for commuters.

Transport connections are strong, with bus routes along Harrowby Lane and easy access to the A1, making travel across the Midlands and south towards London straightforward.

## Ground Floor

### Entrance Hall

Port hole feature window to front entrance, Amtico floor through Hall, Full storage solution added to under stairs offering a wealth of space. Double panel radiator and window to into reception room creating a light space.

### Cloakroom

Window to side, wash hand basin and W.C.

### Sitting Room

Large Bay window to front, feature fireplace with wood surround and granite base, carpeted.

### Diner / Family Room

Offering ample space 23 ft in length with views over the rear garden, Art Deco style Fire surround for use with solid fuel, radiators,



carpet and double sliding doors onto rear outside space.

## Kitchen/Diner

Cream Kitchen offering ample space with Base and wall cupboards, Belfast sink, tiled back and granite top, Amtico flooring throughout, space for freestanding dishwasher, washer. Gas Hob and electric oven, window to the rear and door to the side.

## Landing

Large spacious landing with light from a tilt and turn dormer window, access to loft space, carpeted.

## Bedroom One

Master Bedroom with Bay window to the front, double panelled radiator and carpet.

## Bedroom Two

Window to rear offering extending views, carpets and radiator.

## Bedroom Three

Window to rear, carpeted.

## Bedroom Four

Side window and carpeted.

## Bathroom

Immaculately presented modern bathroom three-piece suite with Bath and Shower over, vanity toilet and wash hand basin, Amtico flooring.

## Secondary Room

Recently refurbished shower room with vanity wash hand basin, tiled throughout.

## Outside

## To The Front

A drive offers off road parking and access to single garage.

## To The Rear

Large patio area offering outside dining space, stairs leading down to the garden offering a great space for all occasion; space for the family to play, a keen gardeners dream! Laid to lawn with mature shrubs and trees, including fruit trees. The owner has advised the garden is over 80 meters long.

## Ground Floor

## Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.













Total floor area 166.7 m<sup>2</sup> (1,794 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309225](http://connells.co.uk/Property/GRM309225)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GRM309225 - 0011