



**Church Street, Harlaxton, Grantham NG32 1HB**



**welcome to**

**Church Street, Harlaxton, Grantham**

\*GUIDE PRICE £225,000 - £250,000\* - Lovely detached bungalow with no 'Upward Chain'. Well presented throughout and comprising of two bedrooms, a good sized dine in kitchen, conservatory, and a low maintenance garden. Located in the popular village of Harlaxton.



### Entrance Hall

Entering the property through a part glazed door into the entrance hall with two radiators, carpet and cloakroom.

### Lounge

16' 8" x 11' 11" max ( 5.08m x 3.63m max )

Situated at the rear of the property with side facing doors, featuring a fireplace, carpet, a radiator and door leading to conservatory.

### Kitchen Diner

16' 8" max x 16' 7" max ( 5.08m max x 5.05m max )

With windows at three different aspect, giving lots of light, this good sized dine in kitchen comprises of cream wooden units at both floor and eye level with wooden worktops over, freestanding cooker, plumbing for automatic washing machine, vinyl floor and a radiator.

### Utility Room

6' x 4' ( 1.83m x 1.22m )

Leading from the kitchen and houses the boiler.

### Sun Room

11' 5" x 6' 5" ( 3.48m x 1.96m )

With floor to ceiling glazed units, electric and door leading out a block paved area to the rear.

### Bedroom One

13' 1" x 9' ( 3.99m x 2.74m )

With a window to the rear aspect, fitted wardrobes, carpet and a radiator.

### Bedroom Two

12' 2" x 7' 2" ( 3.71m x 2.18m )

With a window to the front aspect, carpet and a radiator.

### Bathroom

9' 8" x 6' 5" ( 2.95m x 1.96m )

With a window to the rear aspect, bath, with separate shower cubicle with electric shower, pedestal wash hand basin, low level WC, and partial tiling to the walls.

### General Description Outside

Approaching the property to the front there is a block paved gated driveway.

The property boasts a courtyard feature which surrounds the property, paved and with gravel for low maintenance.



***view this property online*** [williamhbrown.co.uk/Property/GST113243](http://williamhbrown.co.uk/Property/GST113243)



welcome to

## Church Street, Harlaxton Grantham

- Detached Bungalow
- Conservatory
- Good Size Kitchen Diner
- Two Bedrooms
- Low Maintenance Gardens

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£225,000 - £250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST113243](http://williamhbrown.co.uk/Property/GST113243)



Property Ref:  
GST113243 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**