

**FOR SALE**

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**HARLAXTON LODGE MAIN STREET, SUTTON CUM GRANBY, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 9QA**

**£465,000**



# HARLAXTON LODGE MAIN STREET, SUTTON CUM GRANBY, NOTTINGHAMSHIRE NG13 9QA

Family living with plenty of space.....

For the buyer who wishes to swap the sound of sirens and city bustle for the idyll of birdsong, farming activities and rural life!

and don't forget – all within sight of Belvoir Castle.

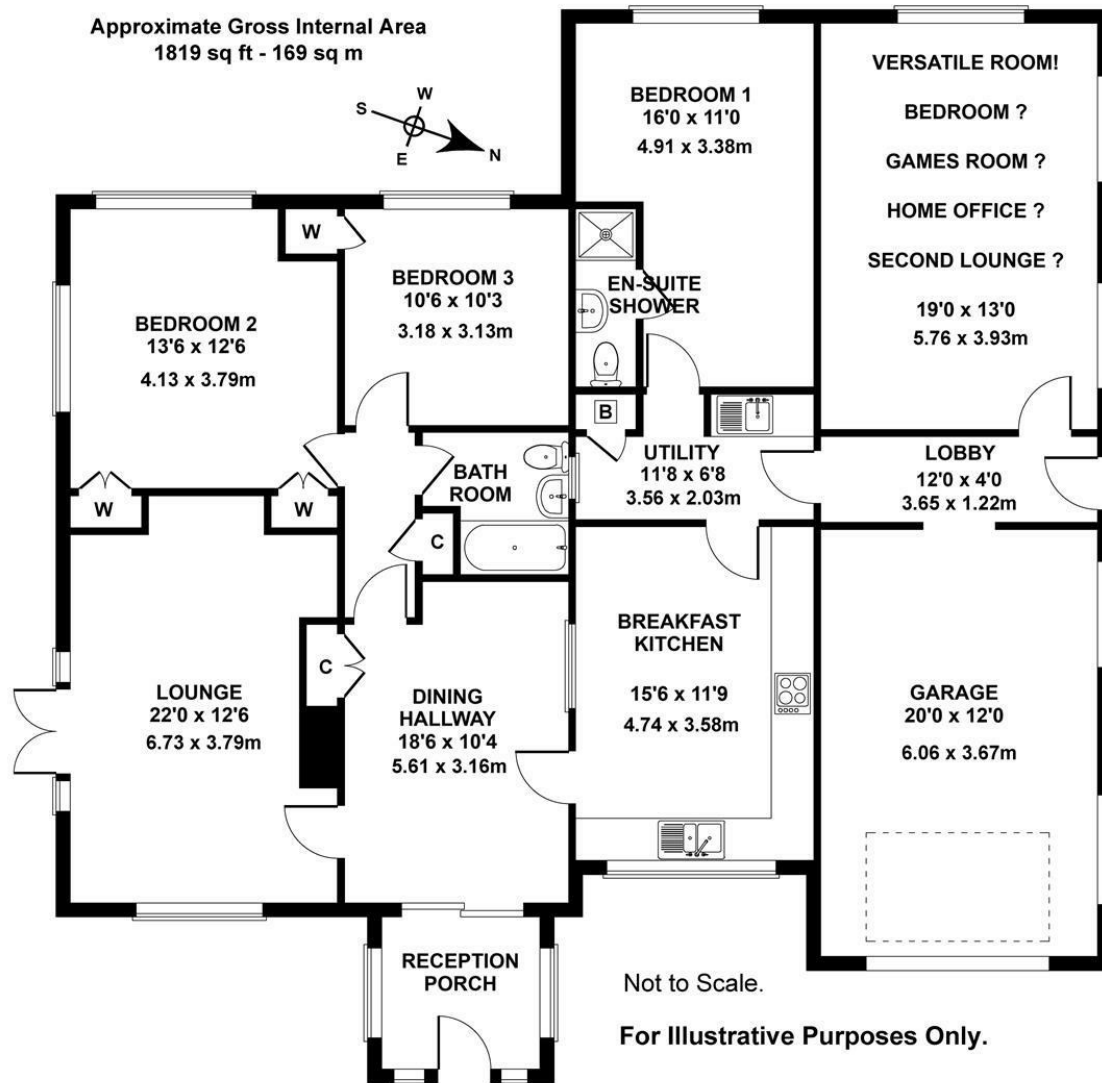
With three reception rooms or four bedrooms (the main with an en-suite shower room) this will surely appeal to all those families who require space, space and more space. With the obvious benefits of a utility area and a separate Home Office... the options are numerous! If this fits your list of requirements, then arrange your viewing now to avoid missing out.

This established family home is ideal for the growing family, who value the quieter life, with fabulous and immediate access to the countryside but like having the amenities of Bingham and Bottesford within a five minute drive.

The village of Sutton cum Granby lies approximately a mile south of the A52 in the Vale of Belvoir and the property enjoys views across open farmland from both the front and the rear and an outlook from the back to Belvoir Castle on the hill. The small hamlet is within a 6 minute drive of the village of Bottesford, which is a very highly sought-after village being the largest in the Vale of Belvoir and offering a wealth of local amenities including primary and secondary schools, a good range of local shops, doctors surgery, dentist and a number of pubs and restaurants.

There are numerous public houses and restaurants in the Vale of Belvoir including a pub in the adjacent village of Granby. There are more facilities found within the nearby village of Cropwell Bishop. The village is also conveniently located about 11 miles from Grantham and about 15 miles east of Nottingham and 14 miles north of Melton Mowbray. Grantham and Nottingham provide good road links to both the A1 and M1 and Grantham Station to Kings Cross in only a 1 hour and 10 minute journey.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band **D**

For shopping, Bingham Market Place is around five miles away and provides a good range of shops and a regular bus service to Nottingham. Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham also has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Lincolnshire and Nottingham and is home to the impressive Belvoir Castle and Estate, which holds a wonderful range of events throughout the year.





Double glazed entrance door into the  
**RECEPTION PORCH**  
 with a further double glazed door into the  
**SPACIOUS DINING HALLWAY**  
 18'6 x 10'4 (5.64m x 3.15m)  
 with a central heating radiator and a  
 cloaks cupboard. Feature plate shelf.







### **SPACIOUS LIGHT & AIRY LOUNGE**

22'0 x 12'6 (6.71m x 3.81m)

a truly beautiful feature room enjoying plenty of natural light from the dual aspect double glazed windows and double doors, beamed ceiling, feature fireplace with a tiled hearth and exposed feature brick-effect wall. The double doors lead onto the raised decking area of the rear garden - perfect for table and chairs!

### **BACK TO THE HALLWAY**

a multi-paned door into the







### **RE-FITTED BREAKFAST KITCHEN**

15'6 x 11'9 (4.72m x 3.58m)

with a range of wall, base and drawer units, square edge work surfaces, stainless steel sink and drainer unit with mixer tap over, space and plumbing for a washing machine, tumble dryer, dishwasher, electric hob with extractor hood over, electric oven with microwave oven over and plenty of space for a double fridge freezer. Double glazed window overlooking the very private front gardens. Central heating radiator and tiled flooring.

### **INNER HALLWAY**

with further sink unit, tiled flooring and doors to the following...







### **BEDROOM 1**

16'0 x 11'0 (4.88m x 3.35m)  
with a central heating radiator and double  
glazed window to the rear aspect.

### **EN-SUITE SHOWER ROOM**

with a low flush W.C. pedestal wash basin  
and shower.







### **THE VERSATILE ROOM**

19'0 x 13'0 (5.79m x 3.96m)

### **BEDROOM? GAMES ROOM? HOME OFFICE?**

with a multitude of uses... with double glazed windows to two aspects.







### **BEDROOM 2**

13'6 x 12'6 (4.11m x 3.81m)  
with a central heating radiator and double  
glazed windows to the rear and side aspect  
over the garden.

### **BEDROOM 3**

10'6 x 10'3 (3.20m x 3.12m)  
with a central heating radiator and a double  
glazed window to the rear.







#### **MAIN BATHROOM**

with a panelled bath with shower attachment and mixer tap, pedestal wash hand basin, a low flush W.C. and a heated towel rail. Obscure glazed window, half-height tiling to the walls and flooring.

#### **OUTSIDE - FRONT**

A substantial gated driveway providing ample off road parking for numerous vehicles and leading to the garage with electric roller shutter door, power and light connected.







To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like  
this, then please contact our office to arrange a time for  
Jonathan Hammond to call out and to discuss what we do and how we do it!







#### **OUTSIDE - LEADING TO THE REAR**

A formal lawn with established shrubs extending around the side of the bungalow where there is a raised seating area, established bushes and shrubs providing ample colour and texture.

#### **OUTSIDE - REAR**

Open wooden fencing to the rear boundary ensures a wonderful view of the adjoining farmland and rolling hills towards Belvoir Castle, resplendent in the Summer sunshine. A wonderful haven from which to enjoy the peace and tranquility of village life in the Vale of Belvoir.

