



**Harlaxton Road, GRANTHAM NG31 7AE**



**welcome to**

**Harlaxton Road, GRANTHAM**

\*GUIDE PRICE £204,000 - £214,000\* - Fabulous semi-detached house close to the town centre and train station. Spacious accommodation with two reception rooms, kitchen, three bedrooms and bathroom. Driveway provides off-road parking with a garage and garden to the rear. Viewing Highly Recommended.



### Entrance

Glazed door to the side of the property which leads into the hallway with laminate flooring, staircase to the first floor landing and doors into the dining room and lounge.

### Lounge

13' 1" into bay x 11' 9" ( 3.99m into bay x 3.58m )  
Beautiful bay window to the front aspect, a brick fireplace, carpet and a radiator.

### Dining Room

11' 9" x 11' 8" ( 3.58m x 3.56m )  
Dual aspect room with windows to both the side and rear aspects, wood effect flooring, fireplace with wood and tile surround, radiator and archway through to the kitchen.

### Kitchen

12' 7" x 8' 8" ( 3.84m x 2.64m )  
With two windows to the side aspect, and having a range of wood units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Oven, gas hob with extractor hood above and tiling to the walls. Feature black fireplace, space for a washing machine, radiator, tiling to the walls. Archway through to the rear with a cloakroom.

### Downstairs Cloakroom

With a window to the rear aspect and comprising of a wash hand basin, low level WC, and tiling to the floor.

### First Floor Landing

With a window to the side aspect, carpet, radiator and doors into the bedrooms and family bathroom.

### Bedroom One

13' 11" into bay x 11' 1" ( 4.24m into bay x 3.38m )  
With a window to the front aspect, built-in wardrobe, laminate wood flooring, and a radiator.

### Bedroom Two

11' 5" x 9' 1" ( 3.48m x 2.77m )  
With a window to the side aspect, fitted wardrobe, carpet and a radiator.

### Bedroom Three

8' 9" x 8' 4" ( 2.67m x 2.54m )  
With a window to the rear aspect, wood effect laminate flooring and a radiator.

### Family Bathroom

8' 8" x 5' 7" ( 2.64m x 1.70m )  
With a window to the side aspect and comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls and floor, radiator and storage cupboard.

### General Description Outside

Walled garden to the front with a gated side driveway.  
The rear garden features a paved patio area, perfect for outside dining and entertaining, border with mature shrubs and trees, enclosed by fencing.



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## Harlaxton Road, GRANTHAM

- Semi-Detached Family House
- Two Reception Rooms
- Three Bedrooms
- Driveway and Gardens
- Close to Town Centre and Train Station

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£204,000 - £214,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113667 - 0004

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