



337 Harlaxton Road,  
Grantham. NG31 7JT



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Freehold

£375,000

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## Key Features

- Executive Detached Home
- Extended To The Rear
- Generous Corner Plot
- Over 2,000 sq.ft.
- Five Double Bedrooms
- Bathroom & En Suite
- Ample Driveway Parking + Double Garage
- Freehold
- EPC rating C







Located within easy access of the town centre, transport links and schools, is this **IMPRESSIVELY SPACIOUS** and **EXTENDED** detached family home that is positioned on a corner plot that is approximately 1/5 of an acre! The accommodation, which extends to over 2,000 sq.ft, comprises of Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Downstairs Bedroom with En-suite, Cloakroom, Study/Playroom, further **FOUR DOUBLE BEDROOMS** and a family Shower Room. The property also has the advantages of uPVC double glazing and gas fired central heating. Outside there is a crescent driveway that leads to a Double Garage. To the rear of the property is a wrap-around **SOUTH FACING** garden that offers ample space for the family! The property is being sold with No Onward Chain and would advise viewing at the earliest opportunity!

## ACCOMMODATION

### ENTRANCE PORCH

Having fully uPVC double glazed frontage with French entrance doors and tiled flooring.

### HALLWAY

Having stairs rising to the first floor, radiator and tiled flooring.

### LOUNGE

6.68m x 4.23m (21'11" x 13'11")

With uPVC double glazed bow window to the front aspect, uPVC double glazed French doors to the side aspect and uPVC double glazed window to the kitchen, radiator, laminate flooring and downlighting.

### DINING ROOM

3.35m x 3.75m (11'0" x 12'4")

Being open to the kitchen and having tiled flooring, downlighting and radiator.

### KITCHEN / BREAKFAST ROOM

8.16m x 3.12m (26'10" x 10'2")

A spacious bright room with uPVC double glazed window to the rear aspect, uPVC double glazed sliding patio doors to the rear and two skylight windows. There is a range of base level units incorporating breakfast bar with matching wall cupboard, work surfacing with inset twin bowl sink and drainage grooves with utility mixer tap over, a range cooker with extractor hood over, continuation of the tiled floor from the dining room, downlighting, space for American style fridge freezer.

### STUDY

2.71m x 2.11m (8'11" x 6'11")

With uPVC double glazed bow window to the front aspect, radiator, laminate flooring and downlighting.

### CLOAKROOM

1.51m x 1.73m (5'0" x 5'8")

Having uPVC obscure double glazed window to the side aspect, low level WC., contemporary wash basin with vanity storage beneath, tiled flooring, heated towel rail and fully tiled walls.

### BEDROOM FIVE / OFFICE

3.33m x 6.8m (10'11" x 22'4")

With uPVC double glazed window to the side aspect, downlighting, laminate flooring and radiator.

### EN-SUITE

2.05m x 1.87m (6'8" x 6'1")

With corner shower cubicle, wash basin with vanity storage beneath and close coupled WC., extractor fan, ladder style heated radiator, tiled flooring.









## FIRST FLOOR LANDING

With two uPVC double glazed windows to the front aspect, loft hatch access, laminate flooring, radiator, downlighting and modern glass balustrade.

## BEDROOM ONE

3.68m x 3.51m (12'1" x 11'6")

Having uPVC double glazed window to the rear aspect, built-in wardrobe, radiator, laminate flooring and downlighting.

## BEDROOM TWO

3.36m x 3.75m (11'0" x 12'4")

Having uPVC double glazed window to the rear aspect, laminate flooring, downlighting and radiator.

## BEDROOM THREE

1.82m x 2.79m (6'0" x 9'2")

Having uPVC double glazed window to the rear aspect, radiator, laminate flooring and downlighting.

## BEDROOM FOUR

1.42m x 3.52m (4'8" x 11'6")

With uPVC double glazed window to the front aspect, laminate flooring, radiator and downlighting.

## SHOWER ROOM

1.8m x 1.86m (5'11" x 6'1")

Having uPVC obscure double glazed window to the front aspect, vanity wash basin with cupboards and drawers below and worktop space, walk-in shower cubicle and close coupled WC., extractor fan, tiled floor, heated towel rail and mermaid boarding to walls.

## OUTSIDE

The property occupies a wide corner plot. To the front there is an in and out driveway, a double garage, gravelled area and lawned area of garden. At the rear there is a good sized wrap around south facing garden, part laid to grass, part astroturf and with fencing to the boundaries.





## Note

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## DOUBLE GARAGE

With twin up-and-over doors.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band D.

## 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 until you reach Kitty Briggs Lane, take this turning and then immediate right beside the property. The property is set well back from the main Harlaxton Road.

## 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.



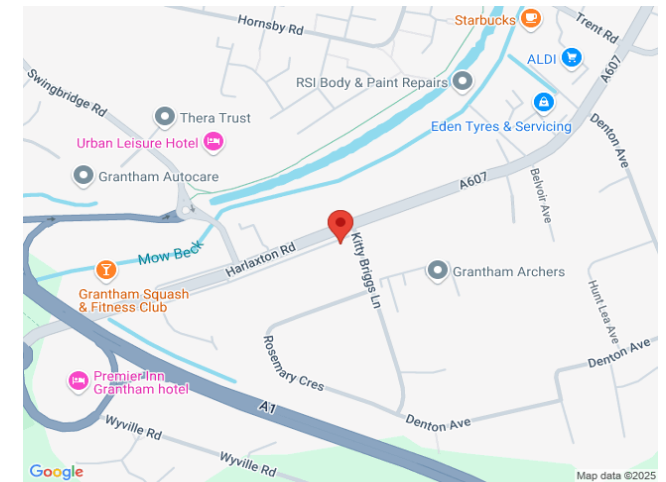




# Floorplan



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.



Newton Fallowell  
68 High Street, Grantham, Lincs. NG31 6NR  
01476 591900  
grantham@newtonfallowell.co.uk