



73 Harlaxton Road,
Grantham, Lincolnshire, NG31 7AE

NEWTONFALLOWELL 

73 Harlaxton Road,
Grantham, Lincolnshire, NG31 7AE
£180,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located within easy access of the town centre, schooling and transport links is this spacious bay fronted semi-detached family home. The accommodation comprises of Reception Hall, bay fronted Lounge, Dining Room, generous Kitchen, Rear Lobby, Cloakroom, THREE GOOD SIZED BEDROOMS and a Family Bathroom. The property also benefits from uPVC double glazing and gas fired central heating. Outside of the property, to the front there is a slimline block paved driveway that leads down the entire side of the property and on to a garage that is positioned at the rear. There are also enclosed and private rear gardens to enjoy.

ACCOMMODATION

RECEPTION HALL

With uPVC half obscure double glazed entrance door with uPVC obscure double glazed window to either side, double radiator, stairs rising to the first floor landing and two very generous under stairs storage cupboards, one of which houses the electrical consumer unit and electricity meter.



LOUNGE

13'2" into bay, reducing to 11'3" x 12'0" (4.01m into bay, reducing to 3.43m x 3.66m)
Having uPVC double glazed bay window to the front aspect, double radiator and period ceiling rose.

DINING ROOM

12'0" x 10'8" (3.66m x 3.25m)
Having uPVC double glazed window to the side aspect, double radiator and attractive ceiling rose.

KITCHEN

17'9" x 9'0" (5.41m x 2.74m)
Having two uPVC double glazed windows to the side aspect, tall standing double radiator, ceramic tiled floor, roll edge work surface with inset one and a half bowl stainless steel sink and drainer with high rise mixer tap over, 4-ring stainless steel gas hob, single electric oven with stainless steel extractor hood above, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space for free-standing fridge freezer and a wall mounted Worcester gas fired central heating boiler. An obscure glazed door leads through to:

REAR LOBBY

With uPVC double glazed window to the rear aspect, uPVC half obscure double glazed door to the side, ceramic tiled floor and door to:

CLOAKROOM

Having uPVC obscure double glazed window to the rear aspect, ceramic tiled floor, single radiator and a white low level WC.

FIRST FLOOR GALLERIED LANDING

With double radiator, uPVC double glazed window to the side aspect, decorative ceiling rose, recessed LED spotlighting and two loft hatches.

BEDROOM ONE

13'3" into bay, reducing to 11'3" x 12'0" (4.04m into bay, reducing to 3.43m x 3.66m)
Having uPVC double glazed bay window to the front aspect, double built-in storage cupboard to one of the alcoves and laminate floor.

BEDROOM TWO

12'0" x 8'3" (3.66m x 2.51m)
Having uPVC double glazed window to the side aspect and double radiator.

BEDROOM THREE

9'0" x 8'5" (2.74m x 2.57m)
Having uPVC double glazed window to the rear aspect, double radiator and laminate floor.

BATHROOM

9'0" x 5'7" (2.74m x 1.70m)
Having uPVC obscure double glazed window to the side aspect, heated towel radiator, ceramic tiled floor, fully tiled walls, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mixer tap over, mains fed shower and glazed shower screen.

OUTSIDE

There is block paved driveway parking with a wall to the front and wall to the side boundary and a gravelled garden. Next to the front entrance door a timber gate leads down the narrow side block paved driveway to the garage. There is also an outside cold water tap and outside security lighting. The rear garden is laid to lawn with fencing to the boundaries and an attractive magnolia tree.

GARAGE

(Suitable for motorbikes and possibly a small car).
Having up-and-over door, being over sized in length and having an attached SHED to the rear.

SERVICES

Main water, gas, electricity and drainage are connected.



COUNCIL TAX

The property is in Council Tax Band C. Annual charges for 2021/2022 - £1,632.27

DIRECTIONS

From High Street proceed south taking the right turn at the traffic lights near the Sir Isaac Newton statue on to Wharf Road. Follow the road as signposted A607 to Melton Mowbray, under the railway bridge and on to Harlaxton Road. Continue along and the property is on the left-hand side opposite the turning for Alexandra Road.

GRANTHAM

The property is situated close to the town centre and railway station, has a local shop and bus service.

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.

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. All services and appliances have not and will not be tested.



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.

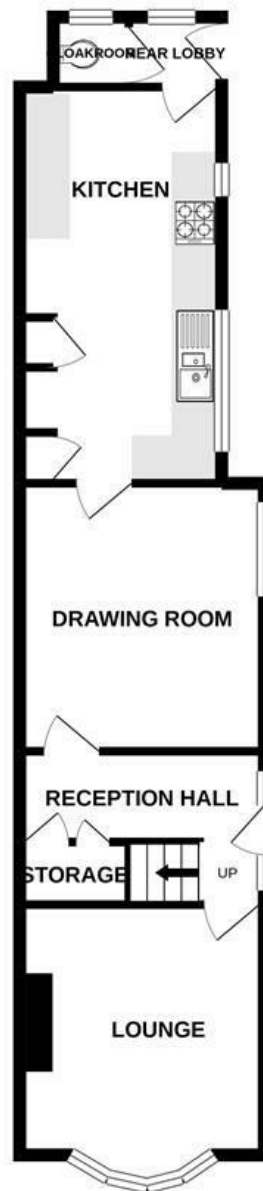
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a 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 £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

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TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

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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