

**Harlaxton Road, Grantham**

**Guide Price £230,000**

Council Tax Band B   EPC Rating D   FREEHOLD



# Secure My Sale Estate Agents are delighted to bring this Period Four Bedroom property located in the heart of Grantham to the market.

- **Attic Room with En Suite**
- **4 Bedrooms**
- **Period Property**
- **Freehold**
- **Outdoor Seating Area**

Secure My Sale are delighted to bring this Four Bedroom property located in the heart of Grantham to the market. This property offers a great deal of comfort and convenience, due to its incredible location near the bus station, schools, and other amenities as well as the main line train station for those commuting into London.

Spread across three levels, this property gives a lovely modern touch to an older property. On the Ground Floor, we have an Entrance Hallway, which connects the Ground Floor to the other levels, via a staircase. Off this hallway, we have a spacious Living Room for the whole family to gather round in. We also have a generously sized Dining Area which connects to the modernised Kitchen. Further back, there is a Utility Area just off the Kitchen which has a downstairs toilet. This area also leads to the Garden.

Heading up onto the First Floor, we have the Four Bedrooms, and a Four Piece Family Suite Bathroom. Two of the bedrooms are very well sized and light and airy.

Moving up to the Second Floor, we have the Attic Room, which currently is being used as a Bedroom. A key feature of this Attic Room would be that it has its own personal En Suite. This room could be ideal for a teenager, as it has its own staircase, and lots of privacy.

Lounge: 3.53m x 5.09m (11'7" x 16'8")

Dining Room: 3.44m x 3.33m (11'3" x 14'2")

Kitchen: 2.97m x 3.12m (9'9" x 10'3")

Utility: 2.89m x 1.59m (9'6" x 5'3")

Bathroom: 1.93m x 2.93m (6'4" x 9'7")

Main Bedroom: 4.07m x 4.58m (13'4" x 15'0")

Bedroom 2: 3.53m x 4.47m (11'7" x 14'8")

Bedroom 3: 2.01m x 3.47m (6'7" x 11'5")

Bedroom 4: 2.97m x 1.80m (9'9" x 5'11")

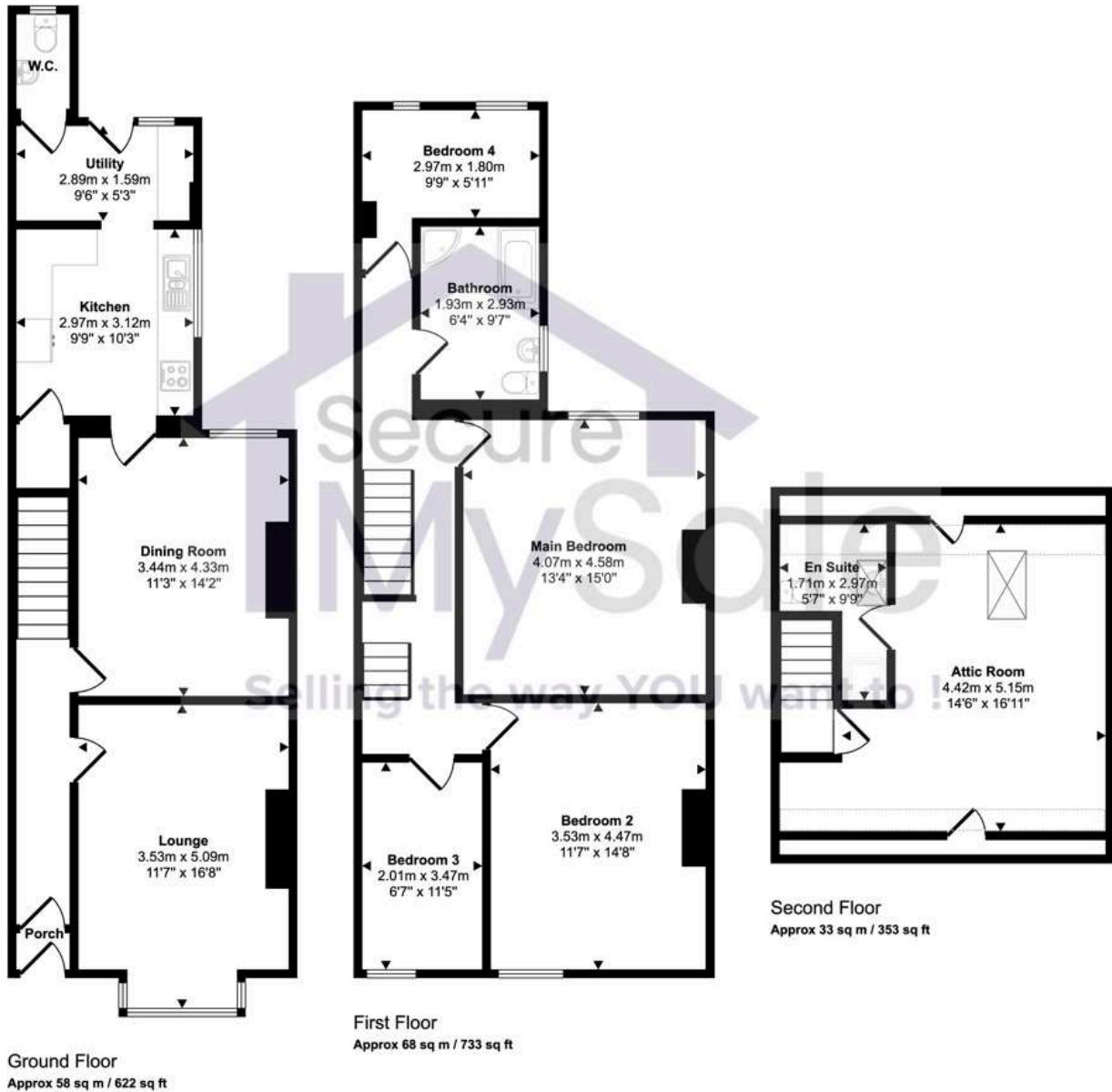
Attic Room: 4.42m x 5.15m (14'6" x 16'11")

En Suite: 1.71m x 2.97m (5'7" x 9'9")

Please Note: Viewings are strictly by the sole selling agents by appointment only.



Approx Gross Internal Area  
159 sq m / 1708 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

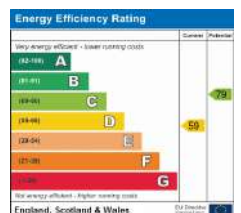
## Secure My Sale Estate & Lettings Agents

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