



GREENHILL

87 Harlaxton Road  
, Grantham, NG31 7AE  
Guide price £250,000





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**\*\*CHAIN FREE\*\***

Greenhill Estates are delighted to bring to market this fantastic opportunity to purchase this newly refurbished extended semi detached property situated in a sought after location on the fringe of Grantham town which offers an extensive array of amenities including, shops, restaurants, leisure facilities and a mainline railway station which serves direct London access.

Internally this wonderful home offers spacious living accommodation split over two floors comprising of; an entrance hall, reception room, dining room, kitchen, cloakroom, three bedrooms and a family bathroom. Externally the property offers a driveway affording off street parking for multiple vehicles, a front garden and a rear garden which is mainly laid to lawn with mature shrubs and hedging surround. At the end of the garden you will find a shed.

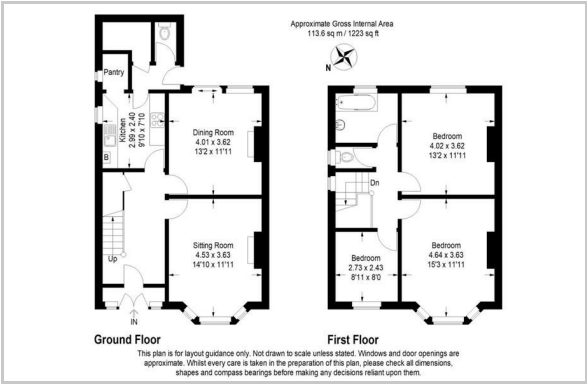
Although this property has recently undergone a full refurbishment, there is still further potential to convert the loft subject to the usual consents. Viewing is absolutely essential to appreciate this wonderful home.



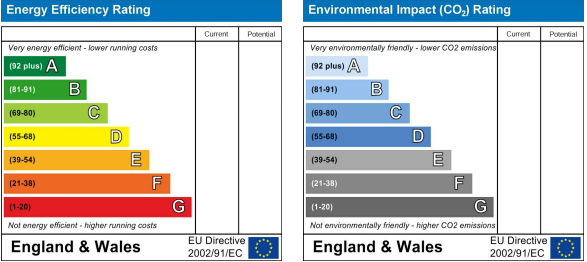
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.