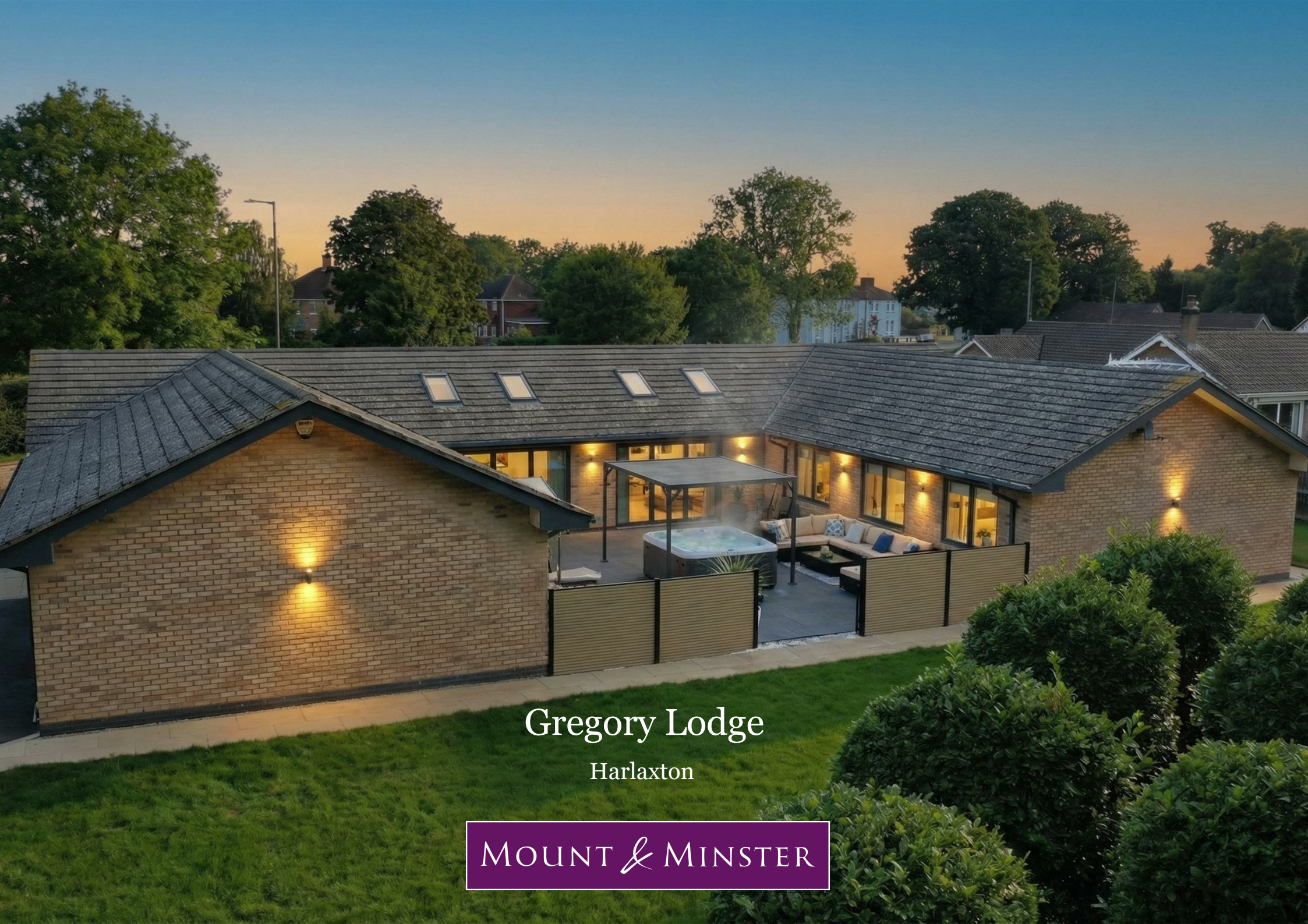




Gregory Lodge

Harlaxton

MOUNT & MINSTER



# Gregory Lodge

Harlaxton

One of the most prominent bungalows in the East Midlands, this spacious residence extends to nearly 3,000 sqft of accommodation, enjoying low-maintenance and energy-efficient living of the highest level, complimented by beautiful gardens, an impressive gated entrance and a long sweeping driveway.

## DESCRIPTION

Easily one of the highest quality single storey residences to be offered to the market, this stunning home has been built with no expense spared. The entire property benefits from zoned under-floor heating via the ground-source heat pump. The windows are wooden internally and aluminium on the outside, reducing maintenance. Most of the windows are double-glazed, with some benefitting from triple-glazing. There is a rain-water harvester, again keeping the cost of living to a minimum.

The property is light and spacious, offering contemporary and easy living with an impressive open-plan space. The bespoke kitchen enjoys Corian worktops, top-quality electrical appliances, island with breakfast bar and beautiful doors out onto the superb paved courtyard terrace. There is additional versatile space for a living area and dining as well, all enjoying the same heating and efficiency arrangements as the rest of this stunning residence with the addition of exposed beams and further access onto the terrace.

The bedrooms are beautifully proportioned, while Bedroom Four may suit a home office if preferred. The Master Bedroom not only benefits from an impressive ensuite shower room, but also enjoys a spacious dressing room and built-in wardrobes.

## OUTSIDE

The property is approached through a large electric entrance gate covered by CCTV. The new sweeping tarmac driveway enjoys lawns either side and leads to the front entrance. Continuing towards the side aspect, there is a beautifully constructed timber-framed car port with secure storage, as well as large garages with electric doors providing additional storage and workshop space, as well as being suitable for conversion if required (subject to planning).

Perhaps the biggest highlight is the paved courtyard terrace within the heart of all three elevations of this stunning home. Currently accommodating both a BBQ area and a hot tub, it's ideal for outdoor eating, entertaining and relaxing.

## LOCATION

The pretty and tranquil village of Harlaxton is located on the edge of the beautiful Vale of Belvoir, home to some of the most desirable and attractive homes in the East Midlands. The village benefits from a popular pub and restaurant, a village shop and post office, a primary school and a doctors surgery.

Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand.

Nearby travel connections are excellent, with London Kings Cross around 1hr journey by high speed train, and access to the A1 trunk road.



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The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa.

Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets.

**SCHOOLS**

Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town’s two grammar schools, Kesteven and Grantham Girls School and The King’s Grammar School, are in particularly high demand.

**SERVICES**

The property is centrally heated throughout with underfloor heating supplied from a ground source heat pump with mains water, electricity and drainage all connected.

**ENERGY PERFORMANCE**

Rating: B

**COUNCIL TAX**

Band: F

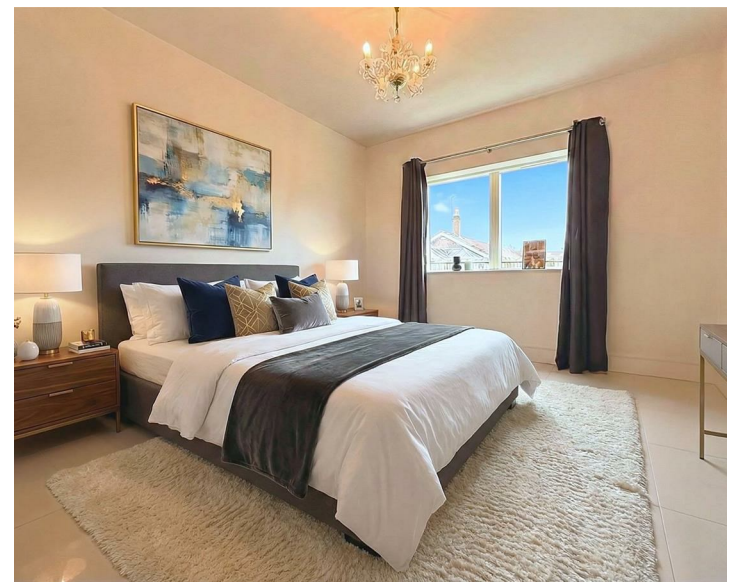
**METHOD OF SALE**

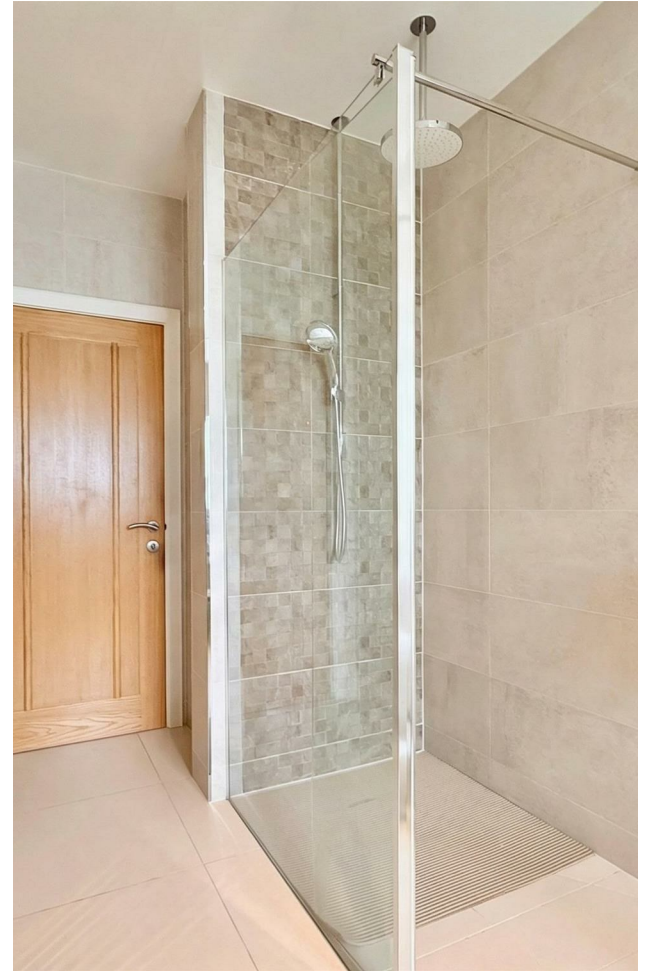
The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession upon completion.







# High Street, Harlaxton



Floor Plan  
Approximate Floor Area  
2890 sq. ft  
(268.53 sq. m)

**Approx. Gross Internal Floor Area 2890 sq. ft / 268.53 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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