



The Drift  
Harlaxton

MOUNT & MINSTER

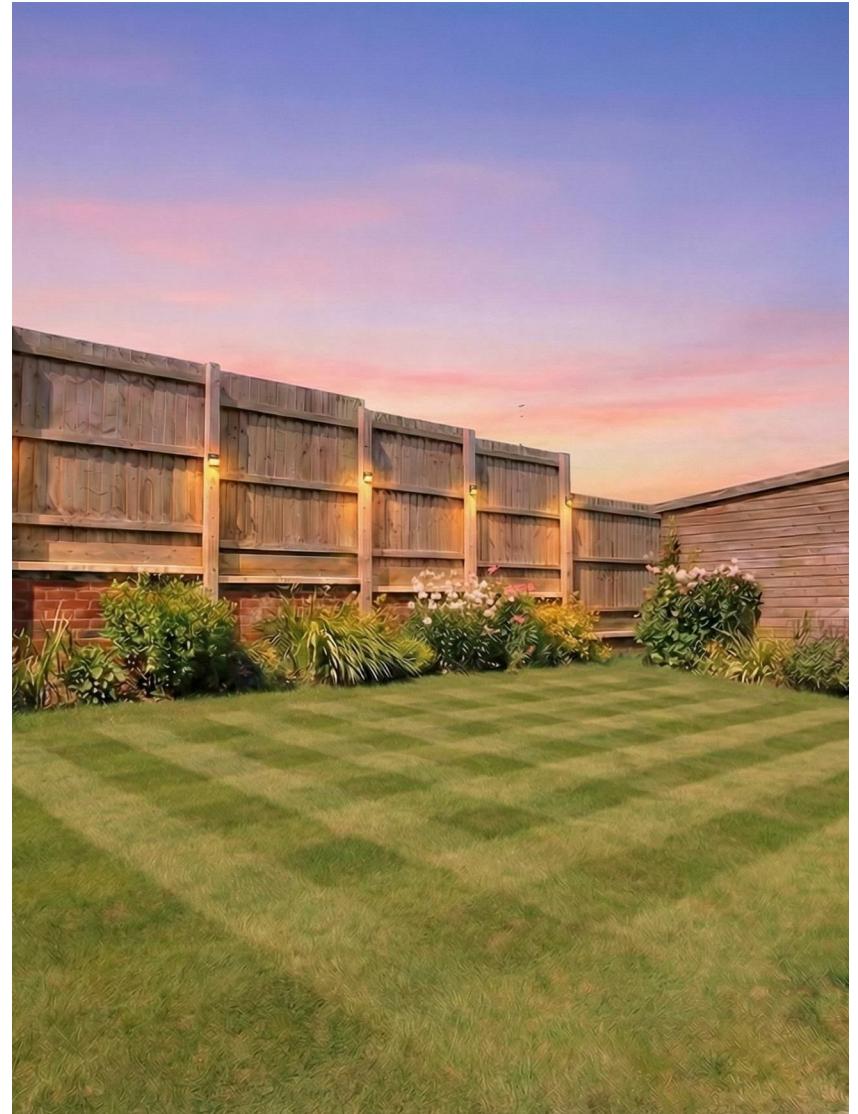


## The Drift

Harlaxton

A recently constructed detached residence set in an elevated position in this hugely popular village, offering high-end living at its finest with spacious accommodation from top to bottom.

- Detached Home
- Constructed 2022
- NHBC Warranty
- Open-Plan Kitchen Diner
  - Lounge
  - Four Bedrooms
  - Two Bathrooms
- Front & Rear Parking
  - Garage
- London Kings Cross: 1hr (Grantham)



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## DESCRIPTION

Set on the edge of this pretty and ever-popular village, we are proud to offer this immaculate home which is only two years old and enjoys sharp and immaculately presented living accommodation throughout. Benefiting from a timber frame construction, this stunning residence offers accommodation including a contemporary and tasteful open-plan kitchen with a dedicated dining space and is complemented by a neighbouring utility room. A spacious lounge is located on the opposite side of the entrance hall with French doors leading out into the garden. Upstairs there are four spacious bedrooms and two bathrooms, including an ensuite to the master bedroom.

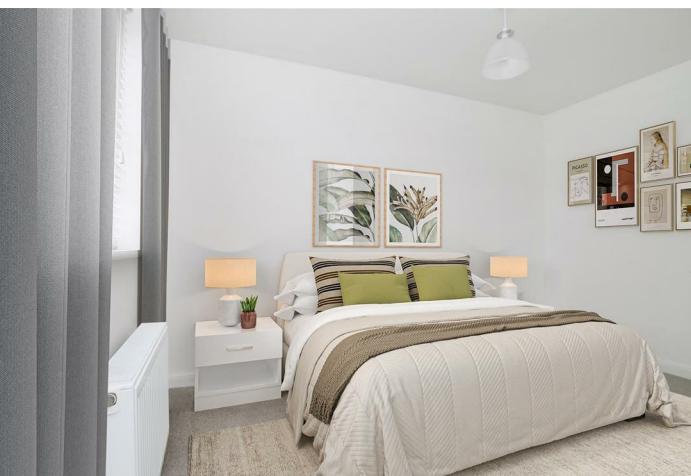
## OUTSIDE

The property is approached off a country lane onto a paved driveway with private parking for multiple vehicles. There is an additional rear driveway with further private parking for additional cars, motorhomes or a caravan. There is a front lawn with steps leading up to the front door. There is direct vehicular access into the garage from the main driveway. The rear garden is predominantly laid to lawn with a large garden shed and a rear gate and a further pedestrian door into the garage. There is an extended paved area ideal for outdoor dining and entertaining.

## LOCATION

Harlaxton, located just a few miles from the market town of Grantham, is a picturesque village steeped in history and charm. Known for its quintessential English countryside views, the village offers a peaceful rural lifestyle, perfect for families, retirees, and professionals seeking tranquility while remaining connected to modern conveniences. The iconic Harlaxton Manor, a stunning 19th-century country house, adds to the area's unique appeal and creates a timeless atmosphere that captivates both visitors and residents alike. The village benefits from a popular pub and restaurant, a village shop and post office, a primary school and a doctors surgery.





The village is well-connected, with easy access to Grantham, which boasts direct rail links to London and the North, as well as a variety of shops, restaurants, and schools. Nearby, the A1 and A607 provide excellent road connections for commuting and travel. 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. Grantham Prep International School is a short drive and offers some of the best private education in the local area.

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

Grantham 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. A designer shopping village is currently being constructed off the A1 within easy reach of Harlaxton.

Living in Harlaxton offers the best of both worlds: the charm of rural village life combined with accessibility to modern amenities. With its rich heritage, natural beauty, and convenient transport links, Harlaxton is the perfect place to call home.

#### **SERVICES**

The property is centrally heated throughout (air source heat pump) with mains water, electricity and drainage all connected to the property.

#### **ENERGY PERFORMANCE**

Rating: C

#### **COUNCIL TAX**

Band: D

#### **METHOD OF SALE**

The property is offered for sale by Private Treaty.

#### **TENURE**

Freehold with vacant possession upon completion.

#### **VIEWING**

By prior arrangement with the Sole Agents (01476 851400).

#### **ADDITIONAL INFORMATION**

For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

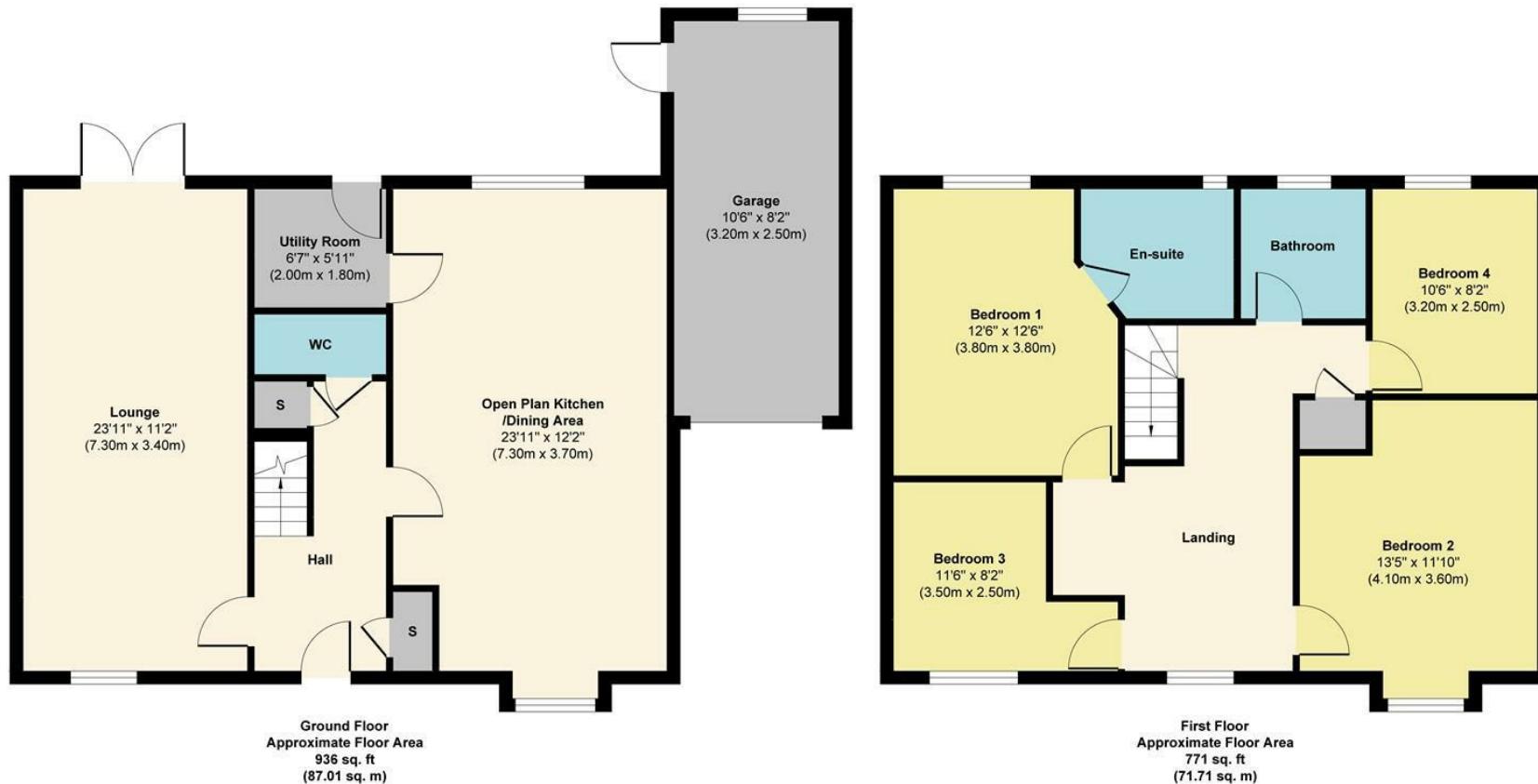
@: info@mountandminster.co.uk

#### **BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



## The Drift, Harlaxton



**Approx. Gross Internal Floor Area 1707 sq. ft / 158.72 sq. m**

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

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