Violet Close

Harlaxton



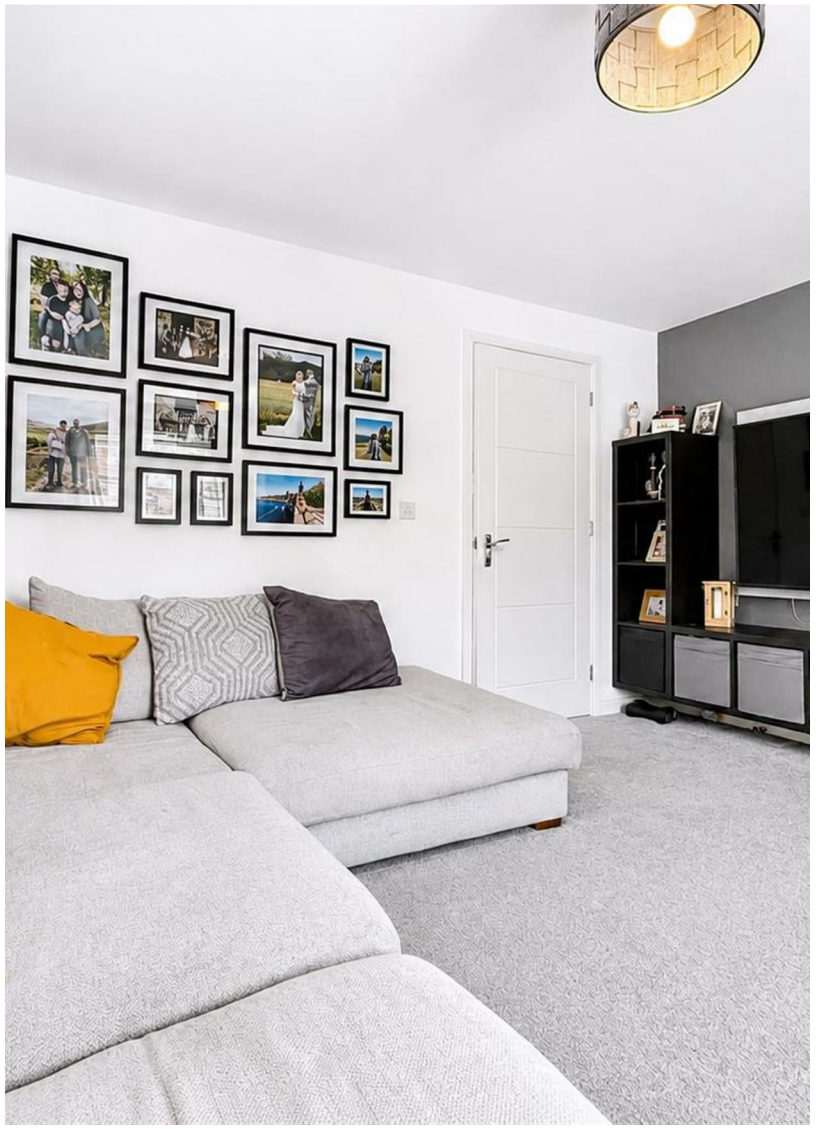

Art of Living

Violet Close

Harlaxton

A recently constructed home of generous proportions, enjoying a quiet position on the edge of this equally attractive village in The Vale of Belvoir.

- Modern Home
- Lounge
- Kitchen
- Thee Bedroomsr
- Dressing Area
- Family Bathroom
- Rear Garden
- Private Parking
- Single Garage
- Enviable Village



MOUNT & MINSTER

DESCRIPTION

Tucked away on the edge of this hugely popular village on the edge of The Vale of Belvoir, this modern semi-detached residence commands a prominent position on a small development within easy reach of nearby Grantham. Accommodation briefly includes a large lounge and equally impressive modern kitchen, a W.C. and store room, three bedrooms on the first floor with a dressing area to the master bedroom and the family bathroom.

OUTSIDE

The property is approached onto a private driveway with private parking for multiple vehicles. There is a small grassed area to the front with a hedge and a side gate leading to the larger rear garden which is laid to faux grass with raised decking space and a shed. A pedestrian entrance also leads into the garage which is currently set-up as a home gym.

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.

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

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 from an air source heat pump with mains water, electricity and drainage all connected. Solar panels are installed to the roof.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: B

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 Selling Agents (01476 851400).

ADDITIONAL INFORMATION

For further details please contact Mount & Minster, Grantham:
T: 01476 851400
e: info@mountandminster.co.uk

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. Some images may have been digitally enhanced to add furniture for illustrative purposes and not included in the sale or enhanced for seasonal presentation. No structural or permanent features offered for sale have been altered. Estate agents are required to perform Anti-Money Laundering (AML) checks on both buyers and sellers under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. In the event an offer is accepted, the buyer is required to complete a Credas Smart Search before instructing solicitors to verify identity under AML legislation at a cost of £75 per name acquiring the property.

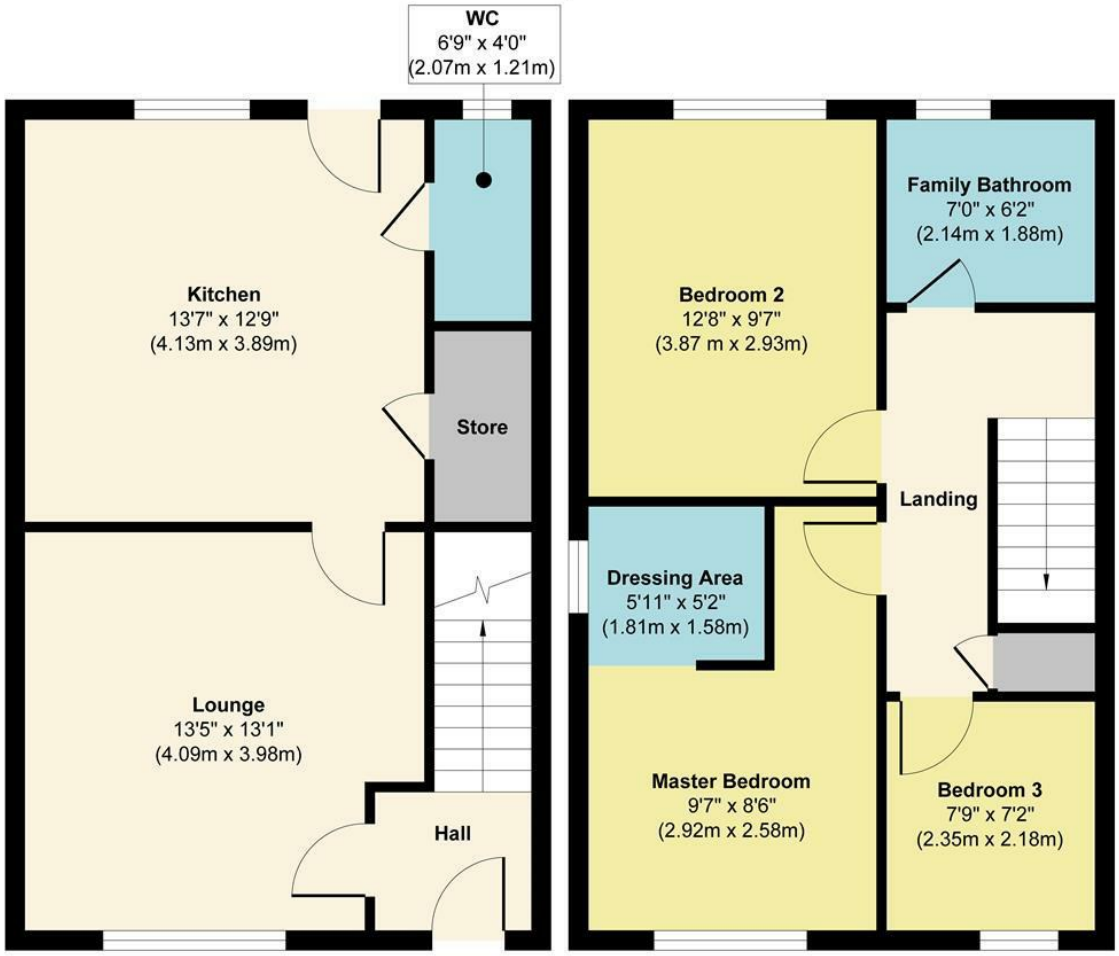





A Hundred Acre Wood


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5

Violet Close, Harlaxton



Ground Floor
Approximate Floor Area
466 sq. ft
(43.26 sq. m)

First Floor
Approximate Floor Area
466 sq. ft
(43.26 sq. m)

Approx. Gross Internal Floor Area 932 sq. ft / 86.52 sq. m

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

Produced by Elements Property

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