



Pygott
& Crone
FOR SALE
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Pygott
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19 Swine Hill
Harlaxton, Grantham, Lincolnshire, NG32 1HT

£259,950

3 Bedroom Semi-Detached House

- Freehold
- Desirable Village Location
- Well Proportioned Plot & Rear Garden
- Spacious Semi-Detached Home
- 3 Bedrooms
- Open Plan Lounge/Dining/Kitchen
- Conservatory, WC & Utility area
- Driveway with space for several vehicles
- Single Garage
- EPC Rating - E, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 19 Swine Hill, Harlaxton, Grantham, Lincolnshire, NG32 1HT](#)



Overview

This 3 Bedroom Semi-Detached home is situated in the ever-popular village of Harlaxton. The village itself benefits from a local primary school, doctor's surgery, and a welcoming pub/restaurant, as well as being home to the stunning Harlaxton Manor.

Excellent transport links are close at hand, with direct access to the A1, while Grantham town centre is only a short drive away. Grantham offers a wide range of amenities including shops, supermarkets, restaurants, bars, cafés, a cinema, healthcare services, and both primary and secondary schooling, including well-respected grammar schools. The mainline train station provides a direct service to London King's Cross in approximately one hour, making this an excellent location for commuters.



The property itself offers spacious and well-presented accommodation, beginning with an inviting entrance hall that opens into an impressive open plan kitchen, diner and sitting room. The kitchen area is fitted with modern white low- and eye-level units, complemented by a central island providing additional workspace and room for appliances, along with a useful pantry cupboard. The lounge and dining areas benefit from attractive feature fireplaces, creating a warm and welcoming living space.

To the rear, a conservatory provides further reception space with pleasant views over the well-proportioned rear garden and direct access outside. The ground floor also benefits from a utility room and a convenient WC. To the first floor, the landing leads to a family bathroom and three well-proportioned bedrooms, offering comfortable accommodation for a range of buyers.

Externally, the property features a driveway providing off-road parking for several vehicles, leading to a single garage. Gated side access leads to an enclosed and generously sized rear garden, which is predominantly laid to lawn and enhanced by a raised patio seating area, ideal for outdoor entertaining, along with a useful storage outbuilding.

Early viewing is highly recommended to fully appreciate the space and location on offer. Contact Pygott & Crone today to arrange your viewing.

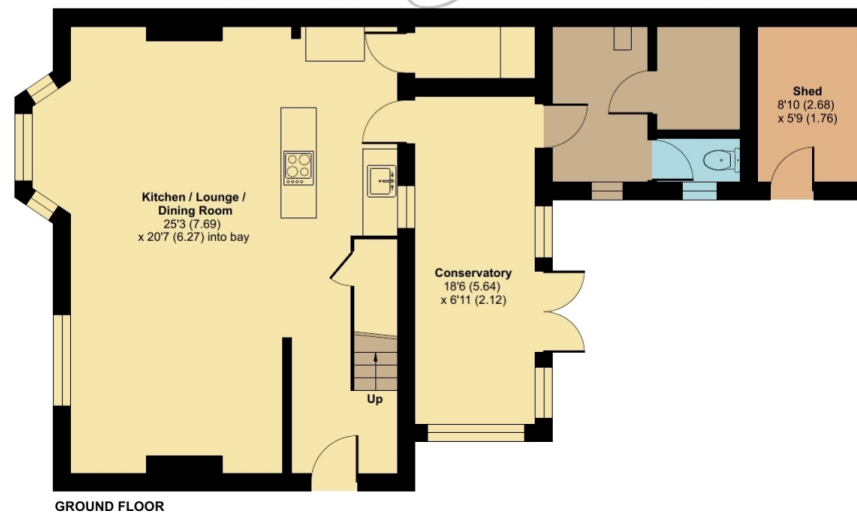
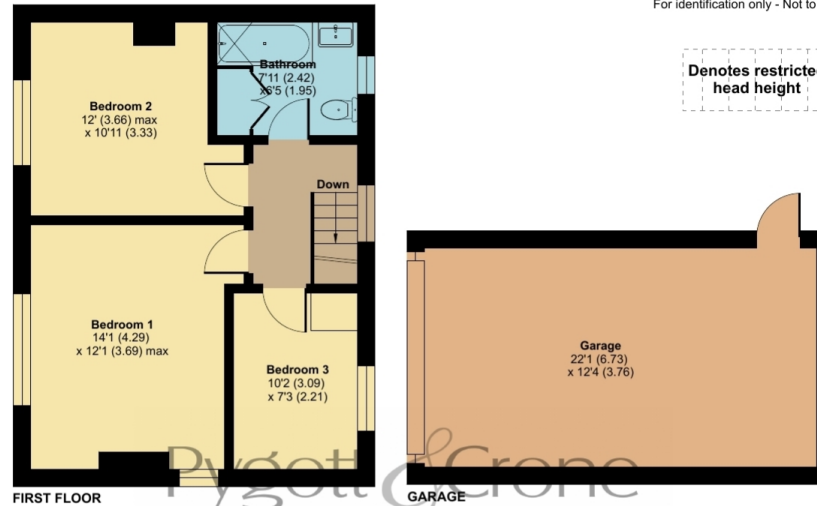




Swine Hill, Harlaxton, Grantham, NG32

Approximate Area = 1217 sq ft / 113 sq m
 Garage = 272 sq ft / 25.2 sq m
 Outbuilding = 51 sq ft / 4.7 sq m
 Total = 1540 sq ft / 142.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1436661



Location



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Financial Services Director

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19 Swine Hill, Harlaxton

is on the market with our Grantham branch

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