



Pygott
& Crone
FOR SALE
0800 9177 404



365 Harlaxton Road
Grantham, Lincolnshire, NG31 7JT

£290,000

3 Bedroom Detached House

- Freehold
- Superb Residential Location
- Spacious Extended Detached Home
- 3 Bedrooms
- Bathroom & Downstairs Shower Room
- Lounge, Dining Room, Conservatory
- Driveway & Garage
- Enclosed Rear Garden
- Direct A1 Access
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for 365 Harlaxton Road, Grantham, Lincolnshire, NG31 7JT



Overview

Spacious & Well Presented 3 Bed Detached Home, South Facing Rear Garden

We are pleased to bring to the market this spacious, previously extended and well-presented three-bedroom detached family home, ideally situated in one of Grantham's most sought-after residential areas. Enjoying a prime location within walking distance of the town centre and local amenities, the property also offers excellent transport links, with easy access to the A1 north and southbound, and a direct rail line to London Kings Cross in approximately an hour.

Grantham town centre provides a comprehensive range of facilities, including shops, supermarkets, restaurants, cafés, bars, a cinema, gymnasiums, healthcare services, various golf courses, and both primary and secondary schools—most notably the well-regarded grammar schools.



Internally, the accommodation offers a welcoming entrance porch and hallway, a bay-fronted lounge with feature log burner, a separate dining room that opens into a conservatory, and a modern kitchen installed in 2021, featuring quality Howdens units, a gas hob and oven, and space for appliances. The kitchen leads to a useful rear lobby and a stylish ground floor shower room. On the first floor, the landing gives access to three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a driveway providing ample off-road parking, leading to a single garage. The enclosed rear garden enjoys a sunny south-facing aspect and is laid mainly to lawn, complemented by flower beds, a patio seating area, and gated side access. Further features include gas central heating and uPVC double glazing throughout.

Call Pygott & Crone NOW to arrange your viewing and avoid missing out on this superb family home.







Harlaxton Road, Grantham, NG31

Approximate Area = 1160 sq ft / 107.7 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1285 sq ft / 119.3 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 2025. Produced for Pygott & Crone. REF: 1284199



Location



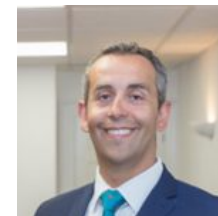
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365 Harlaxton Road, Grantham
is on the market with our Grantham branch

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