



18 Manor Drive  
Harlaxton, Lincolnshire, NG32 1HU

£735,000

## 4 Bedroom Detached House

- Freehold
- Exclusive gated development
- Sought-after village location with picturesque views
- Beautifully Well Appointed Detached Family Home
- Four spacious double bedrooms with fitted wardrobes
- Over 2600 square foot of Accommodation Plus Double Garage
- Two En-suites plus four-piece family bathroom
- Open plan Kitchen/Dining/Day room
- South-facing landscaped garden with patio areas
- Double garage and driveway parking for several vehicles
- EPC Rating - C, Council Tax Band - F

[Click here to access the Energy Performance Certificate for 18 Manor Drive, Harlaxton, Lincolnshire, NG32 1HU](#)



## Overview

Situated in the ever-popular village of Harlaxton is this beautifully well appointed detached family home enjoying stunning open field views to the rear, this exceptional home occupies a highly regarded setting known for its strong sense of community. The village itself offers a range of everyday conveniences including a well-regarded primary school, village shop, a doctor's surgery and a welcoming pub/restaurant, and is also home to the magnificent Harlaxton Manor, adding to the area's charm and character.

The property is ideally positioned for commuters, with excellent transport links nearby including direct access to the A1, while Grantham town centre is just a short drive away. Grantham provides a comprehensive range of amenities including shops, supermarkets, restaurants, bars, cafés, a cinema, healthcare facilities and both primary and secondary schooling, including highly respected grammar schools. The mainline train station offers a direct service to London King's Cross in approximately one hour, making this location particularly appealing for those needing to travel.



Tucked away within an exclusive gated development with a shared driveway of just two properties, this home offers both privacy and a sense of exclusivity. The well-proportioned accommodation begins with a welcoming entrance hall, leading to a convenient WC/cloakroom and a versatile home office, ideal for modern living. The lounge provides a cosy yet stylish space, featuring a beautiful multi-fuel log burner and French doors opening out onto the rear garden.

At the heart of the home is the impressive open plan breakfast kitchen, dining and day room, designed with both functionality and entertaining in mind. This space is fitted with an attractive range of low and eye-level units, incorporating an electric hob, double oven and warming plate, complemented by a central island. Bi-fold doors seamlessly connect the interior to the rear garden, creating a wonderful indoor-outdoor living experience. A separate utility room provides additional practicality and offers direct access to the double garage.



To the first floor, the landing leads to a well-appointed four-piece family bathroom, complete with a bath and a double shower cubicle. There are four generous double bedrooms, all benefitting from fitted wardrobes. The principal bedroom boasts a walk-in wardrobe and an en-suite shower room, while bedroom two also benefits from its own en-suite shower room, making the layout ideal for family living or guests.

Externally, the property is approached via a gravelled gated driveway providing off-road parking for up to three vehicles and leading to the double garage. The rear garden is a particular highlight, being south-facing and enjoying uninterrupted open field views. Beautifully maintained, it features two patio seating areas, immaculate lawned sections, well-stocked flower beds and a selection of fruit trees, offering a perfect space for relaxation and entertaining.



Further benefits include owned thermal panels for water heating and oil-fired central heating, enhancing the home's efficiency and comfort. This is a rare opportunity to acquire a beautifully presented home in a sought-after village location, combining modern living with countryside charm. Call Pygott & Crone Today to arrange your viewing.





# Manor Drive, Harlaxton, Grantham, NG32

Approximate Area = 2601 sq ft / 241.6 sq m

Garage = 390 sq ft / 36.2 sq m

Total = 2991 sq ft / 277.8 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1436706



## Location



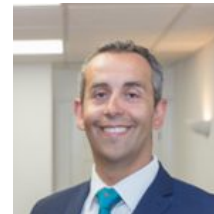
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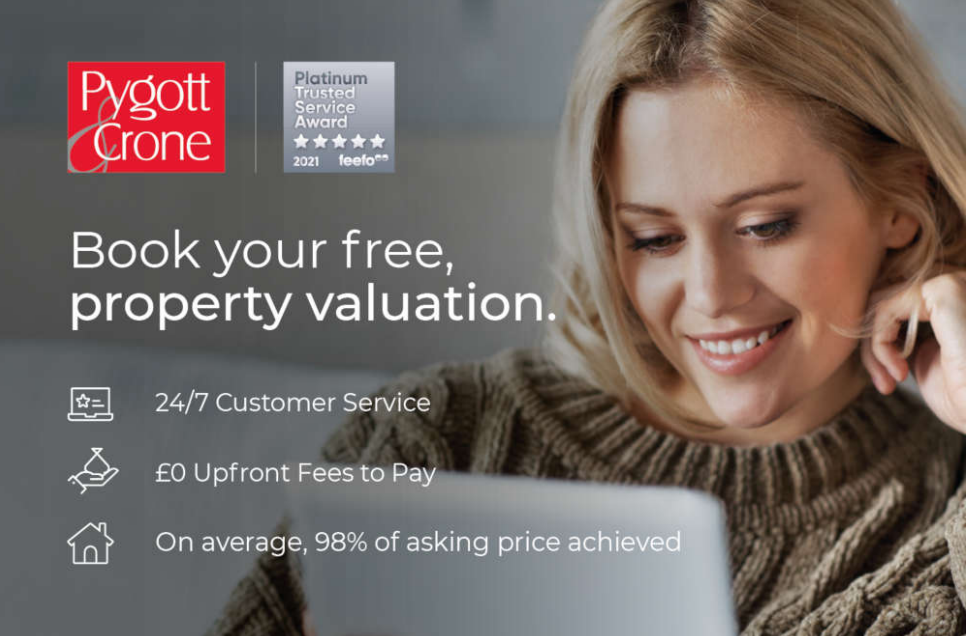




An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The text and icons are overlaid on the image.

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