



371 Harlaxton Road
Grantham, Lincolnshire, NG31 7JT

Guide Price
£250,000

3 Bedroom Detached House

- Freehold
- Popular Residential Location
- Detached Family Home
- 3 Bedrooms
- Corner Plot Position
- Spacious Accommodation Throughout
- Driveway & Garage
- Direct A1 Access
- No Onnward Chain
- EPC Rating - E, Council Tax Band - C

Click [here](#) to access the Energy Performance Certificate for 371 Harlaxton Road, Grantham, Lincolnshire, NG31 7JT



Overview

GUIDE PRICE £250,000 - £260,000 *Three Bedroom Family Home on a Corner Plot*

Pygott & Crone are pleased to present this well-situated three bedroom home positioned on Harlaxton Road, offering generous accommodation and excellent access to transport links.

The ground floor comprises an entrance hall leading into a comfortable lounge, a separate dining room, a fitted kitchen, and a conservatory which provides internal access to the single garage and features French doors opening onto the rear garden. To the first floor, the landing leads to three bedrooms along with a three-piece bathroom fitted with a bath and shower above.



Externally, the property occupies a corner plot and benefits from a driveway to the front, an additional parking space to the side as well as having the Garage, and an enclosed rear garden with gated side access. The home also features gas central heating and is offered for sale with no onward chain.

Grantham is a well-served market town offering a wide range of amenities to suit everyday needs. The town provides a selection of shops and supermarkets, along with an excellent choice of cafés, pubs, restaurants and takeaways. Residents benefit from primary and secondary schools, nurseries, and various further education options.

Healthcare needs are well catered for with GP surgeries, dental practices, pharmacies, and a local hospital within easy reach. The town also offers leisure and fitness facilities, including gyms, sports clubs, open green spaces and parks. Entertainment options include a cinema, community venues and regular local events.

Grantham is particularly well connected, with a mainline train station offering fast services to major destinations including London, making it ideal for commuters. The town also enjoys excellent road links, with quick access to the A1 northbound and southbound, as well as routes toward Nottingham, Lincoln and the surrounding villages.





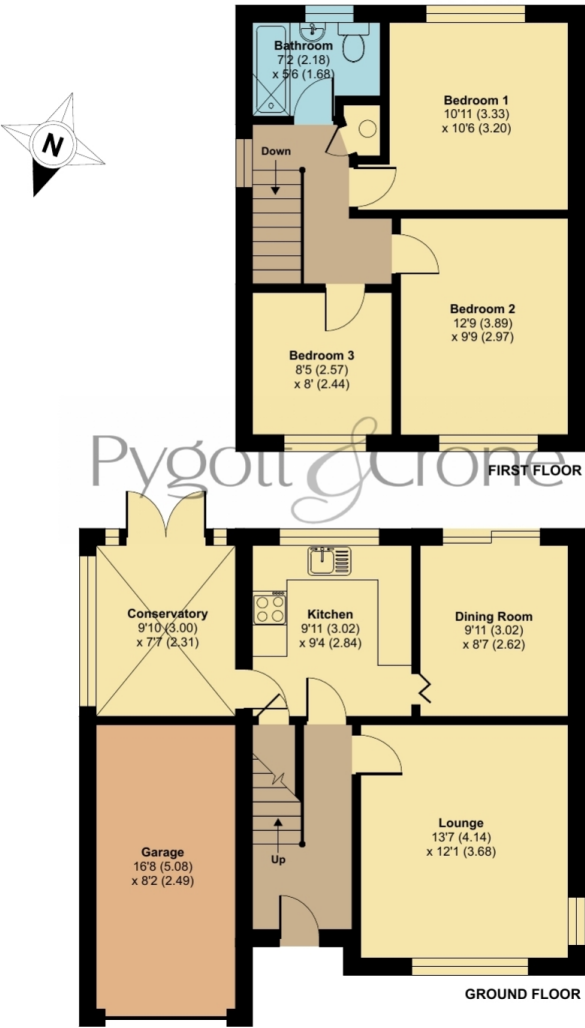
Harlaxton Road, Grantham, NG31

Approximate Area = 975 sq ft / 90.6 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1111 sq ft / 103.2 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 2025. Produced for Pygott & Crone. REF: 1387080



Location



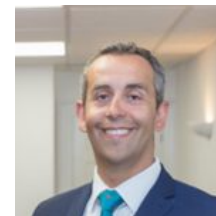
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is on the market with our Grantham branch

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