



Walton Way Harlaxton

Discover a rare opportunity to own this link-detached home, perfectly positioned on a quiet cul-de-sac in the picturesque village of Harlaxton.

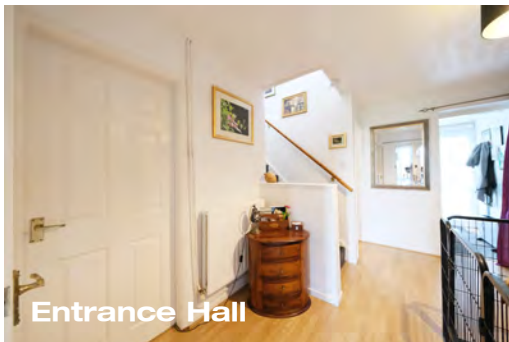


FEATURES

- Linked Family Home
- Country Style Kitchen
- Separate Dining Room
- Spacious Living Room
- Utility Room & Down Stairs W/C
- Modern Bathroom
- Three Bedrooms
- Large Garden
- Off-Road Parking
- Single Garage
- Stunning Views



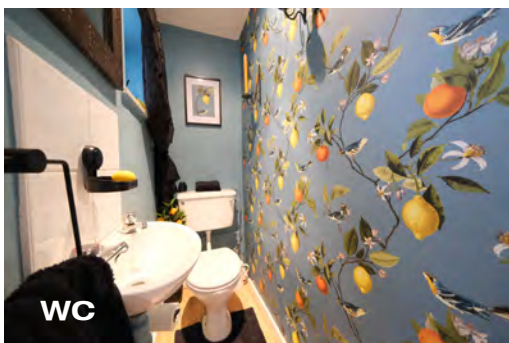
Reception Room



Entrance Hall



Dining Room



WC

FULL DESCRIPTION

Discover a rare opportunity to own this link-detached home, perfectly positioned on a quiet cul-de-sac in the picturesque village of Harlaxton.

Enjoy uninterrupted views of open countryside and the magnificent Harlaxton Manor from this delightful property, offering extensive living space in a highly sought-after location.

Set at the edge of Harlaxton, this home offers a tranquil setting with breath taking views and easy access to local amenities.

Enter through a welcoming porch into the lobby, which includes a cloakroom with a WC and hand wash basin.

A larger-than-average space, currently used as a library, provides a warm welcome and access to the lounge featuring a bay window with views of the fields and countryside, and an open fire for cozy evenings.

The dining room is fitted with laminate flooring, this room opens to the rear garden through French doors.

To book a viewing call our area experts

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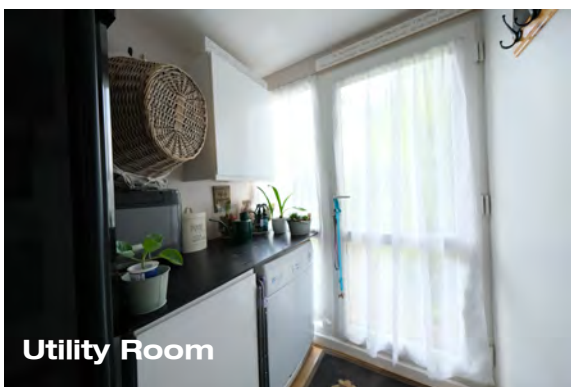
Country Style Kitchen



Kitchen

A country-style kitchen with ample wall and base units, an integrated oven, ceramic hob, and space for a fridge/freezer, dishwasher, and washing machine. The Utility Room offers additional storage and space for more appliances, with a door to the rear garden.

To the front of the property is a garden mainly laid to lawn with a shrubbed border and paved path to the front door offering fantastic views of the countryside and Harlaxton Manor.



Utility Room

The rear garden is landscaped with established shrubs and trees, featuring a timber shed, fencing, and a gate leading to the garage and parking space.



Rear Garden

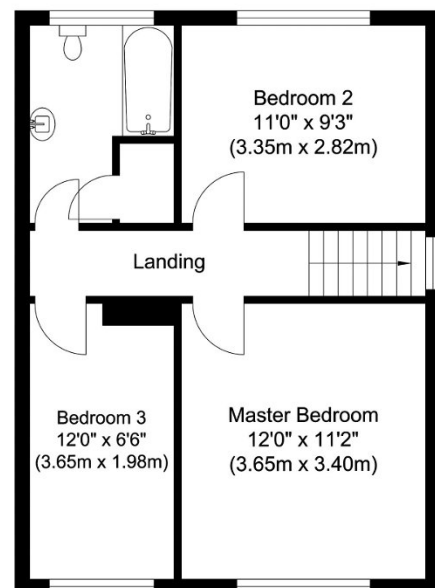


Illustration for identification purposes only, measurements are approximate, not to scale.



Bedroom 1



Bedroom 2



Family Bathroom



Stairs & Landing

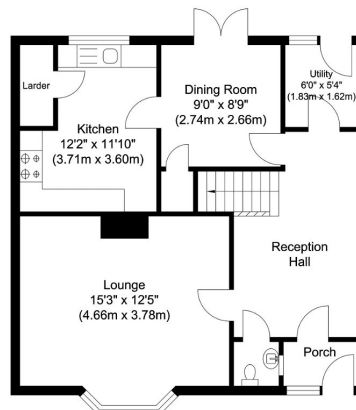


Stairs

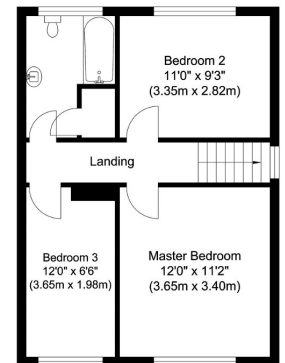
FIRST FLOOR

To the first floor is the master bedroom, a spacious double room with stunning views, perfect for relaxation. Bedroom two is another double room with a view of the rear garden. The third bedroom is a single room with outstanding countryside views. All serviced by the family bathroom, equipped with a panelled bath, shower attachment, hand wash basin, and WC.

Harlaxton is a conservation village situated at the edge of the stunning Vale of Belvoir, just 2 miles from Grantham, which offers excellent schooling. The village is 12 miles north-west of Melton Mowbray, the rural capital of food.



Ground Floor
Approximate Floor Area
622.50 sq. ft
(57.80 sq. m)



First Floor
Approximate Floor Area
456.20 sq. ft
(42.4 sq. m)

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EPC RATING

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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