

***WILLIAMS CLOSE,
ANCASTER, NG32 3FJ***



Fixed Price £190,000

Located in a quiet cul-de-sac on the fringe of this popular village, a well presented and maintained Three Bedroom Semi Detached House offering Air Source Pump Heating, Double Glazing and a corner plot setting. The property is conveniently located close to the local Co-Op and offers ease of access both in and out of the village. The full accommodation comprises Entrance Hall, Ground Floor Cloakroom, Lounge Diner, Kitchen, Three Bedrooms with En-Suite to the master and Family Bathroom. Outside, to the front there is a drive providing Off Road Parking and the rear garden is fully enclosed. To appreciate everything this superb property has to offer, early viewing is recommended.

Directions:

Travelling from Sleaford on the Grantham Road, at the roundabout take the second exit on the A153 signposted Grantham and proceed past Greylees and through the village of Wilsford. Take the next turning on the right towards the village of Ancaster and enter Wilsford Lane and continue to the 'T' junction. Turn right into Ermine Street and take the second to last turning on the left into Williams Close, just before the Co-Op. Follow the road as it bears to the right and the property is tucked away in the corner on the left hand side, as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having under floor heating.

Cloakroom:

Having close coupled w.c, floating hand washbasin with mixer tap, tiled splashbacks and under floor heating.

Lounge Diner: 4.78m (15'8") x 4.62m (15'2")

Having under floor heating, cupboard housing the air source pump heating system and sliding patio doors to the rear garden. An arch provides access to the:

Kitchen: 2.90m (9'6") x 2.39m (7'10")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, integrated electric oven, inset four ring induction hob with stainless steel cooker hood over, integrated fridge and freezer, integrated dishwasher and washing machine and under floor heating.

Stairs from the hall provide access to the first floor landing having loft access, smoke alarm, radiator and airing cupboard

Bedroom 1: 4.34m (14'3") x 2.57m (8'5")

Having recess for wardrobe and radiator.

En-Suite: 1.85m (6'1") x 1.37m (4'6")

Being part tiled and having close coupled w.c, corner floating hand washbasin with mixer tap, corner shower cubicle with mains fed shower, extractor fan, shaver point and radiator.

Bedroom 2: 3.38m (11'1") x 2.57m (8'5") max

Having recess for wardrobe and radiator.

Bedroom 3: 2.59m (8'6") x 1.93m (6'4")

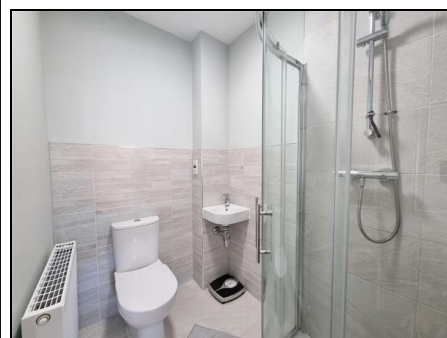
Having radiator.

Bathroom: 1.93m (6'4") x 1.75m (5'9")

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over with shower screen, shaver point, extractor fan and radiator.

Outside:

A shared drive provides **Off Road Parking** for two vehicles with a paved path leading to a timber gate and raised lawn area, and a cold water tap is

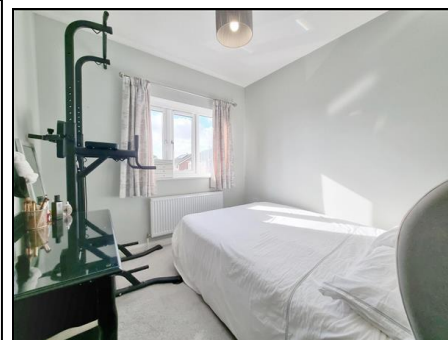
**Lounge Diner****Further Aspect****Kitchen****Bedroom 1****En-Suite**

fitted. The Rear Garden is laid mostly to lawn with a patio area, all enclosed by a combination of brick walling and timber fencing, and a 13 amp external power point is installed.

Agents' Note:

The vendors inform us there is annual maintenance fee payable of approximately £200.00.

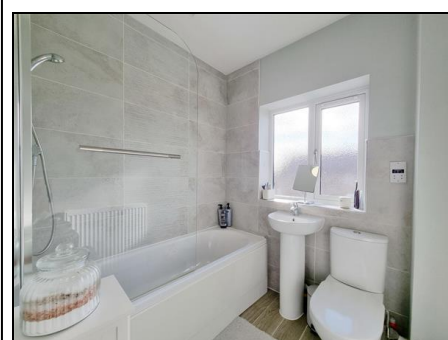
Council Tax Band B.



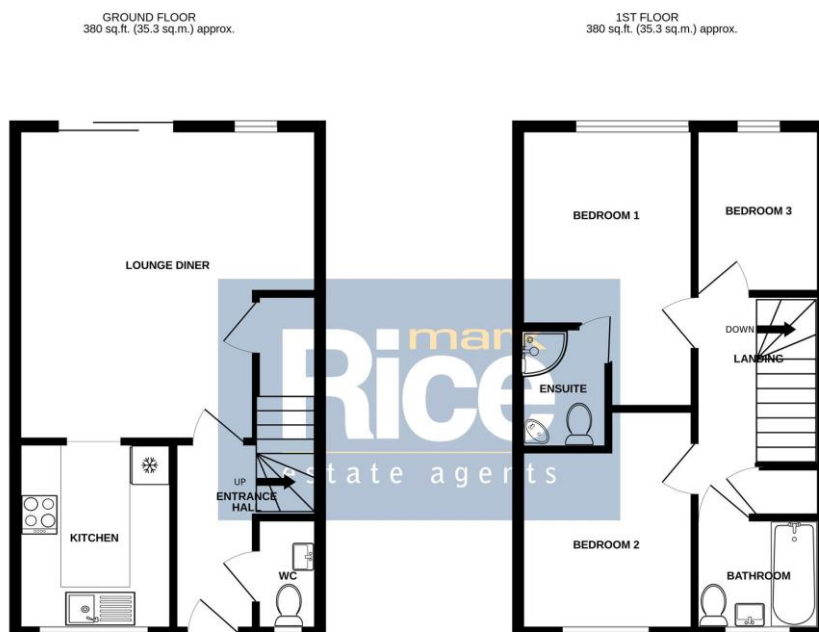
Bedroom 2



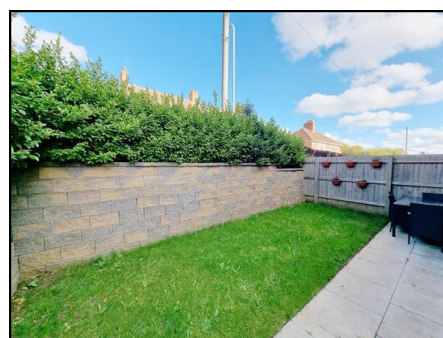
Bedroom 3



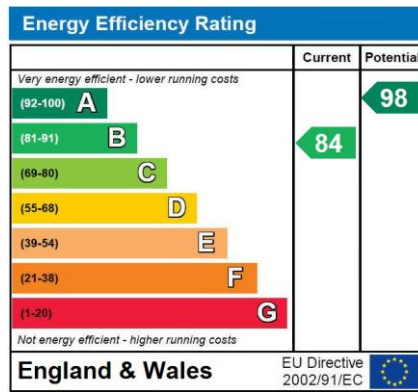
Bathroom



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rear Garden



Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 25/10/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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