



Twyford Close, Colsterworth

Three Bedroom Detached Bungalow, with scope to renovate and modernise sitting on a fantastic sized plot, with potential to extend STPP



FEATURES

- Detached Bungalow
- In Need Of Modernisation
- Three Comfortable Bedrooms
- Large Plot
- Off Road Parking & Garage
- Village Location
- NO ONWARD CHAIN

The #1 Agent in the area bringing London & out of area buyers to your door.



ACCOMMODATION

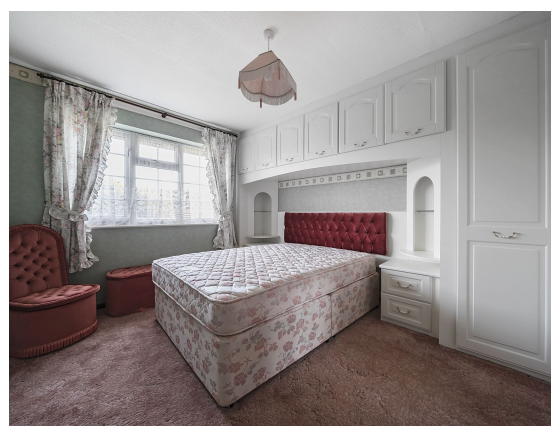
This spacious three-bedroom home offers the perfect opportunity to create your dream property, with scope for modernisation to truly make it your own.

Set on a substantial plot, the property boasts a versatile layout. Inside, you'll find a generously sized reception room filled with natural light, a separate dining room, and a kitchen with potential for modern upgrades. The three well-proportioned bedrooms ensure plenty of space for family or guests, while the bathroom and utility room complete the accommodation.

To book a viewing call our area experts

www.mooresestateagents.com

Moore's Property Hub 01572 757979 | Moore's Move to the Country 020 301 11361
 Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
 Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
 A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com



EXTERNAL

Outside, the large plot provides ample space for gardening, entertaining, or even future extensions (subject to planning permission). The attached garage offers further convenience, with plenty of room for storage or a workshop.

The village of Colsterworth offers amenities including doctors surgery, Co-op store, post office, primary school, pub/restaurant and sports club. The village is in an excellent catchment area for both state and independent schools in Grantham, Bourne, Stamford and Oakham. Colsterworth is a fantastic location for commuters, being just a stones' throw from the A1 with mainline trains to London from either Grantham or Peterborough in approximately 1 hour.



To book a viewing call our area experts

www.mooresestateagents.com

Moore's Property Hub 01572 757979 | Moore's Move to the Country 020 301 11361
 Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
 Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
 A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com

Twyford Close, Colsterworth, Grantham, NG33

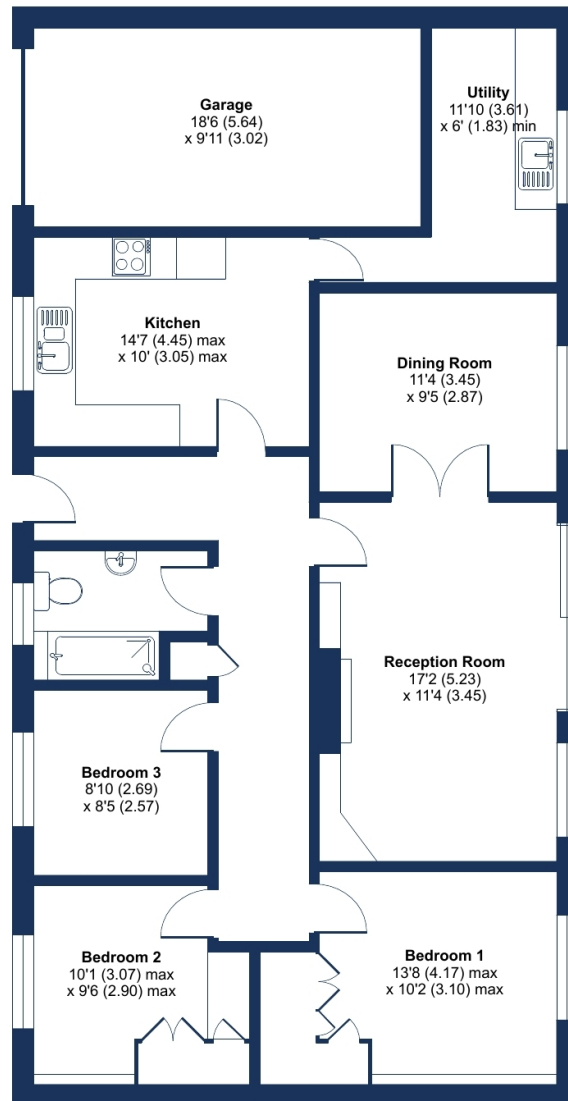


Approximate Area = 1072 sq ft / 99.6 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1247 sq ft / 115.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Moores Estate Agents. REF: 1216290



EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

To book a viewing call our area experts:

Moores Property Hub	01572 757979
Moores Move to the Country	020 301 11361
Melton	01664 491610
Uppingham	01572 821935
Stamford	01780 484555
Grantham Meet & Greet	01476 855618
Peterborough Meet & Greet	01733 788888
A1 Meet & Greet Stoke Rochford	

Follow us for Property Updates



@mooresestateagents



@mooresepropertyhub

For short, informative videos on our areas, please click here: <https://mooresestateagents.com/minute-guides/>

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.