



Watt Avenue, Colsterworth

Nestled in the desirable village of Colsterworth, this beautifully presented three-bedroom detached home offers spacious and versatile living across two floors. Perfectly suited for families, the property combines contemporary comforts with a thoughtful layout, ideal for modern lifestyles.



FEATURES

- Three spacious bedrooms
- Utility room and ground floor WC
- Enclosed Rear Garden
- Off Road Parking & Garage
- Sought-after village location



ACCOMMODATION

A bright and inviting hallway that offers a warm first impression. To your right, the spacious lounge offers a bright and airy retreat, complete with twin front-facing windows that flood the room with natural light. Tastefully decorated in neutral tones, this space is perfect for both relaxed evenings and lively gatherings.

At the rear of the property, there is an expansive breakfast kitchen with sleek worktops and ample space for dining or hosting. A separate utility room provides extra storage and keeps household tasks tucked neatly away. A convenient downstairs WC completes this thoughtfully designed ground floor.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom has a private ensuite and built in wardrobe. Bedrooms two and three are serviced by a stylish family bathroom with both bath and shower facilities. The central landing also features additional storage options.

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EXTERNAL

Outside, the property benefits from a private, enclosed rear garden. With a combination of lawn and patio areas, it's ideal for outdoor dining and entertaining.

The home also includes a single garage and driveway parking, providing ample space for vehicles and additional storage.

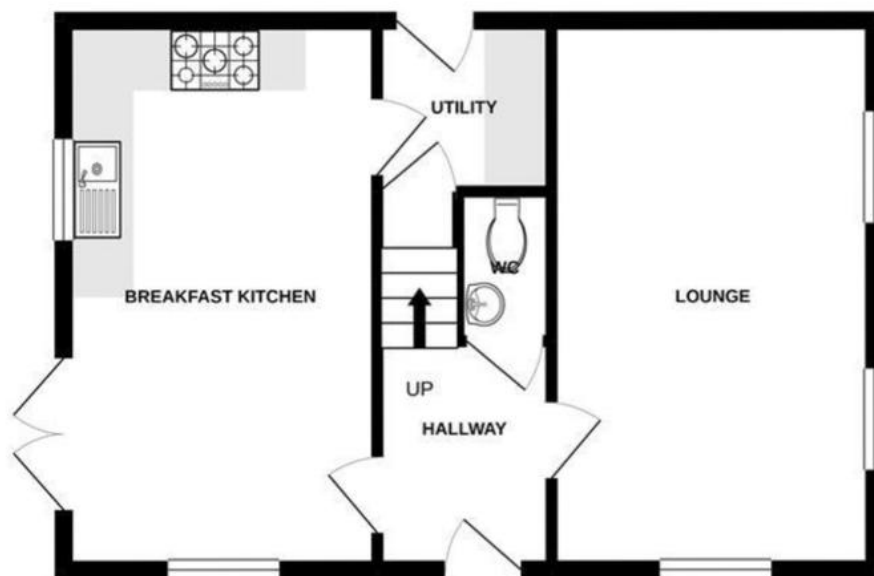
This delightful property offers a rare opportunity to enjoy village life with all the benefits of a modern home.

Colsterworth is a charming and well-connected village located just off the A1, offering the perfect blend of countryside living and modern convenience. With a strong sense of community, the village has a local primary school, village shop, post office, pub, and a range of scenic walking routes. Its excellent transport links make it ideal for commuters, with easy access to Grantham and Stamford.

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EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		

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