



Beautiful homes, a beautiful village location

CAREFULLY CRAFTED, DESIGNED WITH MODERN LIVING IN MIND.

Nestled between Grantham and Sleaford, The Willows is a development of 3 and 4-bedroom homes in the beautiful village of Ancaster. Ideal for first-time buyers, families, second-steppers and downsizers, this development's rural setting marries perfectly with its close proximity to larger settlements.

In addition to its ideal location, all homes at this development encompass a range of design features including open-plan living spaces, contemporary fitted kitchens and en-suites. Each home is fitted with an air source heat pump to aid with energy efficiency, whilst the Artisan range showcased here is a guarantee of Bellway's quality.



Choose a fine quality of life in Ancaster

AMENITIES, ACTIVITIES AND ACCESS ARE IN ABUNDANCE AT THE WILLOWS.

The Willows offers an excellent location. The B6403 runs close to the development, giving residents easy access to the A17. From here, motorists can easily reach Newark, or bypass the town and join the M1 via the A617. Ancaster's railway station is just a three-minute drive from The Willows, with regular services departing to key destinations, including Nottingham, Grantham and Skegness. Connections at Grantham mean that London is easily reachable via train.

Ancaster's town centre is just a few minutes' walk from The Willows and independent stores are found in abundance here. A Post Office, butchers, grocery store and convenience chain can all be reached on foot, with further retail opportunities available in nearby destinations.

Grantham is home to The George Shopping Centre featuring all the well-known brands and high street stores you would expect, making it ideal for shoppers from The Willows. Located just a 15-minute drive from the development, homebuyers at The Willows can be assured of retail convenience.



Ancaster's rural location in Lincolnshire means that there are plenty of walking and cycling routes found locally. Two nature reserves, Ancaster Valley and Moor Closes, are also found nearby and these are excellent places to explore. Maintained by the Lincolnshire Wildlife Trust, these areas are home to various wildlife and fauna.

For indoor pursuits, the out-of-town park close to Ancaster features ten-pin bowling, laser tag, and go kating. Grantham, Sleaford and Newark are all within a half-hour drive and these more prominent areas feature further leisure opportunities for homeowners.

Families are well catered for at The Willows. Ancaster Church of England Primary School is just an eight-minute walk from the development and is one of several education centres in the local area. Other excellent schools can be found in Grantham, with travel times around 15 minutes to The King's School, Grantham and 20 minutes to Walton Academy.

The closest university to the development is the University of Lincoln, just over 30 minutes away by car. Other options within an hour's drive include University Centre Peterborough and Nottingham Trent University.

