



**Connells**

Ermine Street  
Ancaster Grantham



### Property Description

Connells are delighted to bring to the market this stunning 2 bedroom cottage situated in the sort after village of Ancaster with access links to Grantham, this property offers great character and is close to local amenities. Internally this property comprises of Living room, Kitchen, Bathroom, two good size bedrooms. Externally this property offers you a good size rear garden. Local Amenities include, village hall, sports bar and a co-op for convenience

### Ground Floor

#### Lounge

12' x 11' 11" ( 3.66m x 3.63m )

#### Kitchen

8' 6" x 8' 5" ( 2.59m x 2.57m )

#### Bathroom



## First Floor

### Bedroom One

12' x 11' 10" ( 3.66m x 3.61m )

### Bedroom Two

8' 9" x 8' 6" ( 2.67m x 2.59m )

## Externally

### Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308533](http://connells.co.uk/Property/GRM308533)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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