



Ermine Street, Ancaster, Grantham NG32 3QW

welcome to

Ermine Street, Ancaster, Grantham

GUIDE PRICE £220,000 - £230,000 - Pretty stone built house situated in the village of Ancaster, this semi-detached property briefly comprises of a lounge and dining area, modern kitchen and beautiful conservatory, cloakroom. Three bedrooms to the first floor and modern family bathroom.



Entrance Hall

Pretty canopy entrance over the front door, with wooden door leading into a spacious hallway. With ceramic stone effect tiled flooring and staircase leading to the first floor. Radiator, door leading to the downstairs cloakroom and second door leading into the lounge.

Lounge

10' 6" x 14' 2" (3.20m x 4.32m)

With a decorative feature fireplace in blue, with mosaic tiling to the sides, and inset electric flame effect fire. Window to the front aspect, laminate flooring, radiator. Door leading to the understairs cupboard which is spacious and has electric points, lighting and shelving. With open plan access through to the dining area.

Dining Area

8' 9" x 10' 2" (2.67m x 3.10m)

This spacious dining area has a laminate floor, coving and spotlights to the ceiling, radiator and french doors leading to the conservatory, and second door leading into the kitchen.

Kitchen

8' 2" x 10' 1" (2.49m x 3.07m)

This modern fitted kitchen has a range of light grey coloured units at both floor and eye level, with white ceramic sink, single drainer and mixer tap, and with decorative white subway tiled splashbacks. Built in double electric oven and induction hob, with extractor hood above. Integrated dishwasher and space for fridge freezer. Plumbing for automatic washing machine. Radiator. Spotlights to the ceiling. Window to the rear aspect and part glazed door leading out into the rear garden.

Conservatory

8' 6" x 9' 4" (2.59m x 2.84m)

Victorian style upvc conservatory with dwarf wall, upvc glazing and french doors leading out into the rear garden.

Downstairs Cloakroom

Spacious cloakroom with low level wc , wash hand basin and decorative tiled splashbacks, Tiled floor and spotlights to the ceiling.

First Floor Landing

With open balustrade stair case, door leading to the airing cupboard which houses the watertank, and has shelving. Hatch access to the loft, and spotlights to the ceiling.

Master Bedroom

10' 9" x 13' 7" (3.28m x 4.14m)

This generous size master bedroom has triple built in wardrobes to one wall, windows to both the rear and the side, radiator.

Bedroom Two

10' 9" x 8' 9" (3.28m x 2.67m)

Double bedroom with a window to the front aspect and radiator.

Bedroom Three

8' 2" x 7' 6" (2.49m x 2.29m)

With a window to the front aspect, radiator. Door leading to a built in wardrobe/storage space which is built over the staircase ledge.

Family Bathroom

Beautifully fitted modern family bathroom with marble effect wall tiling. To comprise of bath with power shower with waterfall head over, built in vanity sink unit and low level wc, heated towel rail, tiled flooring. and window to the rear aspect.

General Description Outside

To the front of the property, there is a dwarf wall with wrought iron decorative fencing and gate way leading to the front door, with the garden frontage being graveled for easy maintenance.

To the rear of the property the garden is paved with Indian style stone paving for easy maintenance, with graveled borders, which is ideal for outside dining. Water tap.

External wall built in reclaimed brick together with grey painted fencing and gate way giving rear access to the garage and parking.

Single garage which is mid in the block of three with up and over door, light and power. and also parking to the front of the garage for a second vehicle.



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welcome to

Ermine Street, Ancaster Grantham

- Pretty stone built semi detached house
- Village Location
- Three bedrooms
- Lounge and dining area
- Lovely conservatory to the rear

Tenure: Freehold EPC Rating: D

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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