



**Charles Avenue, Ancaster, Grantham NG32 3QH**





**welcome to**

**Charles Avenue, Ancaster, Grantham**

Lovely semi-detached bungalow in a very popular village location. Offering spacious accommodation and beautifully kept gardens. Boasting a garage and off road parking. Well presented throughout and viewing is highly recommended so give us a call on 01476 566363.



### **Entrance Hall**

Accessing through a Part Glazed UPVC door into the hallway with doors leading to the living room, kitchen, all bedrooms and bathroom. There is carpet to the flooring, a radiator and coving to the ceiling.

### **Living Room**

21' 1" x 11' 7" ( 6.43m x 3.53m )

Beautiful room with dual aspect windows and patio doors leading to the rear garden. There is a feature fireplace with an open fire, tiled hearth, coving to the ceiling, a radiator. The room has also recently been redecorated throughout.

### **Kitchen**

10' 4" x 8' 5" ( 3.15m x 2.57m )

With a range of white gloss units to both the floor and eyelevel with wooden effect worktops over, the kitchen benefits from a double oven, electric hob and extractor hood, sink with side drainer and mixer tap, a window to the rear aspect and back door leading to garden. The walls are fully tiled. Also housing the boiler which the vendor advises is fully serviced annually.

### **Hallway**

With carpet, coving to the ceiling, hatch access to the loft, and an airing cupboard ideal for storage and security alarm.

### **Bedroom One**

14' 5" x 9' ( 4.39m x 2.74m )

With a window facing the front aspect, with a range of fitted wardrobes and drawers coving to the ceiling, a radiator and carpet.

### **Bedroom Two**

11' 8" x 9' 4" ( 3.56m x 2.84m )

With a window facing the rear aspect, carpet, a range of fitted units for storage, coving to the ceiling and a radiator.

### **Bedroom Three**

9' 1" x 7' 2" ( 2.77m x 2.18m )

With a window facing the front aspect, carpet, a radiator and coving to the ceiling.

### **Family Bathroom**

8' x 5' ( 2.44m x 1.52m )

The bathroom is fully tiled to the walls with a bath and electric shower over, There is a pedestal wash hand basin, Low level WC, spotlights to the ceiling, Wood effect tiled flooring, a heated towel rail and underfloor heating.

### **General Description Outside**

Approaching the property there is a low maintenance front garden enclosed by hedging with a gravelled area and mature shrubbery and flowerbeds. There is a pathway to the side providing access to the rear garden and driveway in front of the detached single garage with parking for 2 to 3 vehicles.

The rear garden has a large patio area perfect for outdoor dining. The garden comprises of extensive lawns enclosed by fencing with potential scope to extend (subject planning permission) outdoor tap, mature shrubbery and flower beds. There is also a pathway giving access the front of the property.



***view this property online*** [williamhbrown.co.uk/Property/GST112126](http://williamhbrown.co.uk/Property/GST112126)



welcome to

## Charles Avenue, Ancaster Grantham

- Semi-Detached Bungalow
- Three Bedrooms
- Well Presented Throughout
- Modern Kitchen
- Beautifully Kept Large Garden

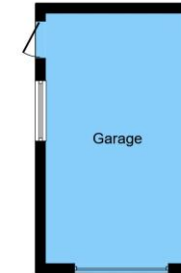
Tenure: Freehold EPC Rating: D

offers in excess of

**£215,000**



Floor Plan



Garage



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST112126](http://williamhbrown.co.uk/Property/GST112126)



Property Ref:  
GST112126 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)