



**Woolsthorpe Road, Woolsthorpe By Colsterworth, Grantham NG33
5NU**

welcome to

Woolsthorpe Road, Woolsthorpe By Colsterworth, Grantham

GUIDE PRICE £225,000 - £250,000 - End of terrace property, with large front garden giving access to off road parking for several vehicles. Construction at the property needs finishing and the property offers a lounge, kitchen, utility area, three bedrooms, en-suite bathroom.



Entrance Hall

Entering the property through a part glazed door into the entrance hall with a door leading into the lounge, and staircase leading to the first floor landing.

Lounge

14' 5" x 12' 5" (4.39m x 3.78m)

With a window to the front aspect, wood effect flooring, a radiator and door leading through to the inner hall and rear utility area.

Kitchen

12' 2" x 7' 5" (3.71m x 2.26m)

With a window to the rear aspect and having a range of grey wooden units to both the floor and eyelevel with marble effect worktops over, stainless sink with rinse, drainer and mixer tap with splashbacks. The kitchen also benefits from wooden effect vinyl flooring, space for a freestanding cooker, washing machine and fridge/freezer. Door to the rear utility area.

Utility Area

With under stairs storage, wooden effect vinyl flooring, and door leading out to the rear garden.

First Floor Landing

With doors leading to the three bedrooms, hatch access to the loft (vendor advises is boarded and with a ladder).

Bedroom One

11' 4" x 9' 2" (3.45m x 2.79m)

With a window to the front aspect, storage cupboard/wardrobe, wooden effect laminate flooring, a radiator and through to the en-suite family shower room.

Family En-Suite Shower Room

4' 9" x 6' 2" (1.45m x 1.88m)

With a window to the front aspect, shower cubicle, vanity sink unit with storage, low level WC, fully tiled walls, vinyl flooring and a radiator.

Bedroom Two

With a window to the rear aspect, wooden effect laminate flooring, and a radiator.

Bedroom Three

7' 6" x 8' 4" (2.29m x 2.54m)

With a window to the rear aspect, wooden effect laminate flooring, and a radiator.

General Description Outside

Approaching the property to the front there is large open area, with off road parking for several vehicles, with concrete, gravel and lawn with fencing and hedging.

Construction at the property needs finishing- plans available for 2 storeys.

The rear garden features, artificial turf, decking perfect for outside dining, gravelled areas with mature shrubs and flowers, small pond and enclosed by fencing.

The summerhouse 16' x 9' has insulation and electrics.

The property also benefits from solar panels.



view this property online williamhbrown.co.uk/Property/GST112346



welcome to

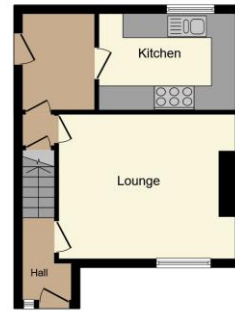
Woolsthorpe Road, Woolsthorpe By Colsterworth Grantham

- End of Terrace House
- Three Bedrooms
- Summerhouse and Large Rear Garden
- Off Road Parking for Several Vehicles
- Construction Started In Need of Building Works

Tenure: Freehold EPC Rating: D

guide price

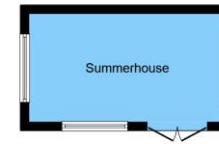
£225,000 - £250,000



Ground Floor



First Floor



Outbuilding



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST112346



Property Ref:
GST112346 - 0003

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



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk