



**Ermine Street, Ancaster, Grantham NG32 3QJ**

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**Ermine Street, Ancaster, Grantham**

\*GUIDE PRICE £170,000 - £180,000\* - Lovely stone built house in the popular village location of Ancaster. This mid-terraced house is well presented throughout with a modern feel, with an open plan lounge kitchen and enclosed rear garden this is the perfect starter home. Viewing is Essential.



### **Entrance**

With a part glazed door leading into the lounge.

### **Lounge**

11' 4" x 15' 7" max ( 3.45m x 4.75m max )

With a window to the front aspect, beamed ceiling, radiator under the window, wooden floor, understairs storage. Open through to the kitchen.

### **Kitchen**

7' 4" x 9' 1" ( 2.24m x 2.77m )

Having fitted cream units to both the floor and eye level with wooden worktops over, stainless steel sink with rinser, side drainer and mixer tap. Built in oven, hob and extractor hood above, fridge freezer, dishwasher, and ceramic tiled floor. Also benefitting from a sky light, window to the rear aspect and French doors leading through to the dining room.

### **Dining Room**

11' x 9' ( 3.35m x 2.74m )

With a ceramic tiled floor, slight sloped ceiling, door leading to the utility room and French doors leading out to the garden.

### **Utility Room**

6' 6" x 6' 4" ( 1.98m x 1.93m )

With a ceramic tiled floor, water tank and plumbing for a washing machine.

### **Downstairs Bathroom**

With a panelled bath with power shower over, a rectangular wall mounted hand basin and low level WC, Velux window to the ceiling, a chrome heated towel rail, partial tiling to the walls and ceramic tiled flooring.

### **First Floor Landing**

With doors leading off to the bedrooms and bathroom.

### **Bedroom One**

8' 3" x 12' 4" max ( 2.51m x 3.76m max )

With window to front aspect, sloping ceiling (restricted head height) carpet and a radiator.

### **Bedroom Two**

8' 7" x 9' 1" max ( 2.62m x 2.77m max )

With a window to the rear aspect, sloping ceiling (restricted head height), carpet and a radiator.

### **General Description Outside**

Enclosed rear garden by fencing, mainly laid to lawn with a brick outhouse/shed perfect for storage.



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## Ermine Street, Ancaster Grantham

- Mid-Terraced Stone Cottage
- Well Presented Throughout
- Open Plan Lounge Kitchen
- Two Bedrooms
- Village Location

Tenure: Freehold EPC Rating: E

guide price

**£170,000 - £180,000**



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Property Ref:  
GST112520 - 0002

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