



**Watt Avenue, Colsterworth, GRANTHAM NG33 5GL**



**welcome to**

**Watt Avenue, Colsterworth, GRANTHAM**

\*GUIDE PRICE £250,000 - £260,000\* - Well presented, three bedroom mid-terraced house in the village location of Colsterworth. Great family home briefly comprising of a lounge, dining kitchen, three bedrooms, en-suite and family bathroom, including garden for entertaining. Viewing Recommended.



### **Entrance**

Entering the property through a part-glazed door into the entrance hall with doors into the downstairs cloakroom and lounge.

### **Downstairs Cloakroom**

With a wash hand basin, low level WC, laminate flooring and sloping ceiling (restricted head height).

### **Lounge**

12' x 13' 9" max ( 3.66m x 4.19m max )

With two windows to the front aspect, carpet, coving to the ceiling, radiator, and door leading through to the inner hall.

### **Inner Hall**

With a staircase leading to the first floor landing and door leading through to the dining kitchen.

### **Dining Kitchen**

15' 5" x 9' 6" max ( 4.70m x 2.90m max )

Great kitchen and storage space with a window to the rear aspect, and having a range of wooden effect units to both the floor and eye level with dark worktops over, stainless steel sink with side drainer and mixer tap. Integrated oven, microwave, hob with extractor hood above. Plumbing for a washing machine, dishwasher and space for further appliances. Tile effect flooring, coving to the ceiling, radiator, and cupboard housing a wall mounted boiler. Lovely French doors leading out to the rear garden and patio area.

### **First Floor Landing**

Having a hatch access to the loft, airing cupboard and doors leading to all the bedrooms.

### **Master Bedroom**

11' 8" x 10' 2" ( 3.56m x 3.10m )

Irregular shaped room with a window to the rear aspect, carpet, small alcove, radiator and door leading through to the en-suite.

### **En-Suite**

With a window to the rear aspect, shower cubicle, pedestal wash hand basin, low level WC, and a radiator.

### **Bedroom Two**

8' 1" x 10' 4" ( 2.46m x 3.15m )

Double bedroom with a window to the front aspect, carpet, coving to the ceiling and a radiator.

### **Bedroom Three**

7' 1" x 7' 1" ( 2.16m x 2.16m )

This single room is currently being used as an office space and has a window to the front aspect, carpet, coving to the ceiling and a radiator.

### **Family Bathroom**

8' x 5' 6" ( 2.44m x 1.68m )

This irregular shaped bathroom comprises of a bath with a waterfall shower over, pedestal wash hand basin, low level WC, carpet and a radiator.

### **General Description Outside**

Approaching the property to the front, having parking spaces to the front.

The rear garden has an incline with a paved patio area, ideal for outside dining, mainly laid to lawn with a paved pathway and shed to the rear.

Also sharing a passageway for bin storage.



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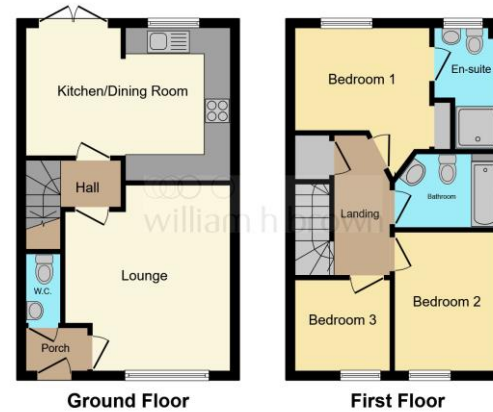
## Watt Avenue, Colsterworth GRANTHAM

- Mid-Terraced House
- Modern Throughout
- Three Bedrooms
- Well Presented Family Home
- Village Location

Tenure: Freehold EPC Rating: C

guide price

**£250,000 - £260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112606 - 0003

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