



**Meadowbrook, Ancaster, Grantham NG32 3RR**



**welcome to**

**Meadowbrook, Ancaster, Grantham**

\*GUIDE PRICE £200,000 - £210,000\* - Semi-Detached family house in the popular village of Ancaster. Great family house benefitting from air source heating. Offering a lounge, kitchen/diner, three bedrooms, and driveway with garage.

Viewing is Highly Recommended.



### Entrance Hall

Entering the property through a part glazed door into the entrance hall with a door leading to the cloakroom.

### Downstairs Cloakroom

With a window to the front aspect, wash hand basin, low level WC, tiling and a radiator.

### Lounge

16' 3" x 12' 6" narrowing to 8' 6" ( 4.95m x 3.81m narrowing to 2.59m )

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

### Breakfast Kitchen

8' 1" x 15' 8" ( 2.46m x 4.78m )

With a window to the rear aspect and having a range of white units to both the floor and eye level with worktops over, stainless steel sink, rinser, drainer and mixer tap with black tile splashback. Integrated electric oven, hob and extractor hood above, tiles to the floor, radiator and patio doors leading to the rear garden.

### First Floor Landing

With a window to the side aspect, storage space, carpet, hatch access to the loft, and doors to the bedrooms and family bathroom.

### Bedroom One

10' 9" x 9' 2" ( 3.28m x 2.79m )

With a window to the rear aspect, fitted wardrobes, carpet, coving to the ceiling and a radiator.

### Bedroom Two

7' 6" x 12' 8" ( 2.29m x 3.86m )

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

### Bedroom Three

7' 9" x 7' 4" ( 2.36m x 2.24m )

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

### Family Bathroom

6' 2" x 6' 2" ( 1.88m x 1.88m )

With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, heated towel rail and laminate flooring.

### General Description Outside

Approaching the property to the front with a driveway for off-road parking, lawn area and single garage.

The rear garden features a patio area perfect for outside dining, pathway leading from the front, lawn, enclosed by fencing with field views behind.



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## Meadowbrook, Ancaster Grantham

- Semi-Detached House
- Air Source Heating
- Three Bedrooms
- Well Presented Throughout
- Village Location

Tenure: Freehold EPC Rating: D

guide price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112843 - 0003

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