



Ermine Street, Ancaster GRANTHAM NG32 3QL

welcome to

Ermine Street, Ancaster GRANTHAM

GUIDE PRICE £400,000 - £425,000 - Beautifully presented detached family home in a sought after village location. Benefitting from spacious accommodation throughout with multiple reception rooms, four bedrooms, en-suites, large driveway and garden to the rear.



Entrance

Entering the property through a Upvc door into large porch with fixed shoe storage, hallway with wood effect Karndean floor, under stairs storage, staircase leading to the first floor landing, radiator and doors to the cloakroom, lounge and kitchen.

Cloakroom

With a window to the front aspect, wash hand basin, low level WC, partial tiling, wood effect Karndean flooring, and radiator.

Study

13' 2" x 7' 8" (4.01m x 2.34m)

With a window to the rear aspect, carpet, and radiator.

Lounge

20' 2" x 13' 2" (6.15m x 4.01m)

With a window to the front aspect, feature brick fireplace with wood surround and inset multi-fuel log burner, carpet and two radiators.

Dining Area

23' x 8' 11" (7.01m x 2.72m)

Good sized room leading into the sunroom/garden room having glass and windows to three sides, with wood effect Karndean flooring, two radiators, double doors leading into the garden.

Reception Room

14' 8" x 11' 10" (4.47m x 3.61m)

With a window to the front aspect, electric fire in the style of a log burner, carpet, radiator, coving to the ceiling.

Kitchen

11' 9" x 13' 2" (3.58m x 4.01m)

With a window to the rear aspect and having a range of cream units to both the floor and eye level with wood effect worktops over, stainless steel double sink with drainer, mixer tap and decorative tile

splashbacks. Double electric Range master cooker with extractor hood above. Island with integrated freezer, drawers and cupboards. Space for a fridge freezer, wood effect Karndean flooring, radiator and doorway leading through to the utility room.

Utility Room

3' 2" x 13' 4" (0.97m x 4.06m)

With a window to the front aspect, eye level cream units with a wood effect worktop. Stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Wood effect Karndean flooring, plumbing and space for a washing machine and tumble dryer and part glazed door leading out the rear garden.

First Floor Landing

With a window to the front aspect, two large storage cupboards, carpet, hatch access to two loft spaces with light and doors leading to the bedrooms and family bathroom.

Master Bedroom

13' 2" x 14' (4.01m x 4.27m)

With a window to the rear aspect, built-in wardrobes, wood effect laminate floor, coving to the ceiling, radiator and door leading into the en-suite.

En-Suite Shower Room

With a window to the side aspect, the en-suite comprises of a shower cubicle, wash hand basin, low level WC, heated towel rail and wood effect vinyl flooring.

Bedroom Two

11' 8" x 13' 1" (3.56m x 3.99m)

With a window to the front aspect, built-in wardrobes, wood effect laminate flooring, radiator and door through to the second en-suite.

En-Suite

With a window to the side aspect, shower cubicle, wash hand basin, low level WC, wood effect vinyl flooring and radiator.

Bedroom Three

11' 9" x 11' 5" (3.58m x 3.48m)

With two window to the rear and side aspects, carpet, coving to the ceiling and radiator.

Bedroom Four

10' 11" x 8' 11" (3.33m x 2.72m)

With a window to the rear aspect, carpet and radiator.

Family Bathroom

9' 3" x 13' 2" (2.82m x 4.01m)

With a window to the front aspect and comprising of a bath, shower cubicle, wash hand basin, low level WC, tiling to the walls, wood effect vinyl flooring, and radiator.

General Description Outside

The front garden with hedging features a gravelled driveway with access for the neighbours, power sockets, grass, plum tree and access through the rear.

The rear garden houses the oil tank which is fenced off, garage great for storage, gravel area, side patio area perfect for outside dining and entertaining, lawns, shrubs, power sockets, apple and fig tree.



view this property online williamhbrown.co.uk/Property/GST112583



welcome to

Ermine Street, Ancaster GRANTHAM

- Detached Family House
- Multiple Reception Rooms
- Four Bedrooms
- Two En-Suites & Family Bathroom
- Large Gravel Driveway

Tenure: Freehold EPC Rating: D

guide price

£400,000 - £425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST112583



Property Ref:
GST112583 - 0004

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