



St. Martins Way, Ancaster, Grantham NG32 3RA

welcome to

St. Martins Way, Ancaster, Grantham

GUIDE PRICE £265,000 - £275,000 - Detached family house in the popular village of Ancaster close to local amenities. Spacious well presented accommodation boasting a conservatory, gardens front & rear, driveway and garage.

Viewing is Essential to appreciate this beautiful property.



Entrance Porch

Entering the property through a part glazed door with glazed side panels into the porch with partially fitted coil matting and door leading into the entrance hall.

Entrance Hall

With a part glazed door, understairs storage cupboard and carpet.

Lounge Diner

25' 6" x 12' 5" (7.77m x 3.78m)

With a window to the front aspect, feature log burner, carpet, two radiators and French doors leading into the conservatory.

Kitchen

8' 11" x 16' 4" (2.72m x 4.98m)

With two windows to the rear aspect and having a range of wood effect units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Double oven, hob with extractor hood above, space for fridge freezer, dishwasher and washing machine. Tiling to both the walls and floor, radiator and door leading out to the rear garden.

Conservatory

12' 5" x 10' 8" (3.78m x 3.25m)

Dwarf brick wall, tiling to the floor, radiator and double doors leading out to the garden.

First Floor Landing

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

Bedroom One

13' x 10' 10" (3.96m x 3.30m)

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

Bedroom Two

9' 11" x 10' 2" (3.02m x 3.10m)

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

Bedroom Three

10' x 7' 9" (3.05m x 2.36m)

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

Family Bathroom

8' 9" x 5' 5" (2.67m x 1.65m)

With a window to the rear aspect and comprising of a shower cubicle, wash hand basin, low level WC, tiling to the walls and floor and a heated towel rail.

General Description Outside

The front garden features a driveway leading to a garage, pretty lawned area with shrubs and fencing. Gated access through to the rear.

The rear garden is complemented with a patio area, perfect for outside dining and entertaining, lawns, shed, enclosed by fencing and brick walls. The oil tank is situated at the side of the property. Single garage with up and over door, power and lighting.



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welcome to

St. Martins Way, Ancaster Grantham

- Detached House
- Spacious Accommodation
- Conservatory
- Three Bedrooms
- Driveway & Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£265,000 - £275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113258 - 0004

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william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk