

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.



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





view this property online williamhbrown.co.uk/Property/GST113258



Property Ref:

GST113258 - 0004

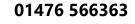
would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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





Coogle

Ancaster



Grantham@williamhbrown.co.uk

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

Please note the marker reflects the

postcode not the actual property

B6403

Map data @2025

St Martin's Way



williamhbrown.co.uk