



Brookside Close, Ancaster, Grantham NG32 3QU

welcome to

Brookside Close ,Ancaster, Grantham

Great village location sitting proud in the cul-de-sac, this extended detached bungalow offers a lounge with log burner, dining kitchen, inner hallway/hobby room, three bedrooms and shower room. Boasting gardens, garage and driveway. Viewing is a must to appreciate what's on offer !!



Entrance

With UPVC glazed front door leading into the inner hallway and second UPVC front door leading into the main entrance to the bungalow.

Inner Hallway

Inner hallway

This extended room, added onto the bungalow between the main dwelling and the garage is a wide spacious room with doors at the front and rear elevation. This room is very versatile and can be used i.e., as a home office, games room, utility room, etc with a personal door leading into the garage, and also with a radiator.

Second Inner Hallway

With doors leading off to a full-size airing cupboard which houses the water tank and shelving. There is also a second cupboard housing the boiler. Laminate flooring and a radiator.

Lounge

The spacious lounge has windows to the front aspect, radiator and fireplace with a log burner, tiled hearth and laminate flooring.

Dining Kitchen

With a bow window to the front aspect and also a window to the side aspect. The kitchen has range of units at both floor and eyelevel, one and a half ceramic sink and drainer with a mixer tap. Built-in electric oven and hob with an extractor hood above. Slimline dishwasher and space for a washing machine and space for further appliances.

Bedroom One

This double bedroom has a range of built-in wardrobes and overhead units over the bed space. Radiator and coving to the ceiling.

Bedroom Two

With a window to the rear aspect, a range of built-in wardrobes. Laminate flooring, spotlights to the ceiling and a radiator.

Bedroom Three

This single bedroom has a window to the side aspect, radiator and would be ideal as an office/nursery.

Shower Room

With a shower cubicle, low level WC and vanity sink basin. Two windows to the side aspect, part tiling to the walls, extractor fan, heater towel rail and tiled flooring.

General Description Outside

To the front of the property, the gardens are of open plan style mainly laid to lawn with a hedge to one side.

There is a driveway providing off-road parking for at least 3-4 vehicles and giving access to the garage. To the rear of the property, the garden is split. With the main garden being fully paved with gravel borders for easy maintenance. There are a range of outbuildings to include a wood store and also a workshop. The oil tank is screened off and the workshop buildings are of solid structure and with power and lighting. Also to include a water butt

Single garage - With an up and over door, space for appliances, power and lighting and also housing the consumer unit.

Agents Note:

'It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly'.

Agents Note1:

'The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved'.



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welcome to

Brookside Close, Ancaster Grantham

- Detached Bungalow
- Lounge with Log Burner
- Three Bedrooms
- Driveway, Garage and Gardens
- Well Presented Throughout

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

offers over
£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113528 - 0002

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