



**Brookside, Ancaster, Grantham NG32 3QT**



**welcome to**

**Brookside, Ancaster, Grantham**

\*GUIDE PRICE £300,000 - £325,000\* - EXTENDED DETACHED BUNGALOW - with three bedrooms and two reception rooms, bathroom and separate shower room/utility room. Set within lovely gardens with a good size driveway and a garage. In a sought after village location. Viewing highly recommended.



### Entrance Hall

Glazed door leading into the entrance hall, with doors leading off to all rooms. Radiator, and carpeted flooring.

### Lounge

12' 6" max x 15' ( 3.81m max x 4.57m )

With feature mock chimney breast, with wood surround fireplace, marble hearth and inset electric fire, carpeted flooring, large window to the front aspect providing lots of light. Radiator, and coving to the ceiling.

### Dining Room

16' 3" x 10' 5" ( 4.95m x 3.17m )

Feature fireplace with a marble effect surround and hearth, with inset electric fire. Radiator to one wall, and a window to the front aspect. Hatch access to the kitchen. Carpeted flooring.

### Breakfast Kitchen

17' 1" x 7' 11" ( 5.21m x 2.41m )

Having a range of cream coloured units at both floor and eye level, with wood effect worksurfaces over, and decorative tiled splashbacks. Built in electric oven, hob and extractor hood above. White sink with a single drainer to one side and a mixer tap over. Fitted breakfast bar, and space for a fridge freezer. Radiator and laminate wood flooring. Two windows to the side aspect. Boiler for oil fired central heating. Hatch access to the dining room.

### Conservatory

12' 6" x 8' 8" ( 3.81m x 2.64m )

This lovely size conservatory has double doors leading to the garden, glazed on three side sides with a tiled floor.

### Inner Hallway

With a radiator to one wall, hatch access to the loft space, carpeted flooring. Door leading to a storage cupboard.

### Bedroom One

10' 11" x 10' 9" ( 3.33m x 3.28m )

This double bedroom has a window to the rear aspect, radiator, a range of fitted wardrobes and carpeted flooring.

### Bedroom Two

14' 5" x 8' 11" ( 4.39m x 2.72m )

Another good size bedroom with a window to the rear aspect, radiator, a range of fitted wardrobes and carpeted flooring.

### Bedroom Three

7' 10" x 6' ( 2.39m x 1.83m )

With a feature skylight window, laminate floor and radiator.

### Bathroom

Comprising of a bath with a shower over, low level wc and pedestal wash handbasin, radiator. part tiling to the walls, tiled flooring and two windows to the side aspect.

### Utility Room/ Shower Room

This utility area/ shower room has a fitted shower cubicle, low level wc and wash hand basin. Wood effect tiling to the walls, radiator, laminate flooring. Built in worksurface with inset sink and plumbing for a washing machine below.

### General Description Outside

To the front of the bungalow there is a garden area with mature shrubs and hedging. Double width driveway providing access to the garage and off road parking for multiple vehicles. Pathway leading to the front door and gate giving access to the side and rear garden.

To the rear of the bungalow, there is a feature paved patio area ideal for outside dining. The garden is mainly enclosed by hedging and fencing, to include a greenhouse, and the oil tank. The garden features a range of flower beds and mature shrubs.



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## Brookside, Ancaster Grantham

- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- DINING ROOM HAS POTENTIAL TO BE A FOURTH BEDROOM
- BATHROOM AND SHOWER ROOM
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: D

guide price

**£300,000 - £325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113070 - 0003

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