

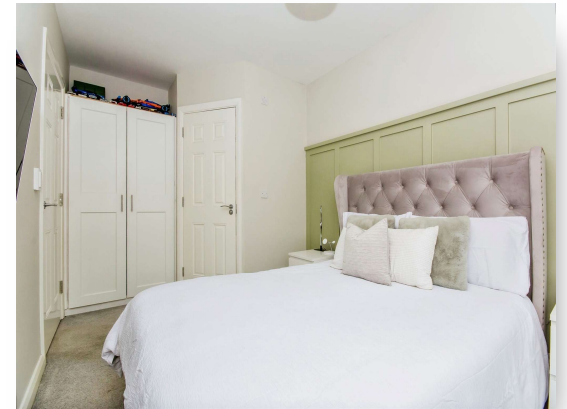


Williams Close, Ancaster GRANTHAM NG32 3FJ

welcome to

Williams Close, Ancaster GRANTHAM

Exceptionally well-presented semi-detached property in a popular location, with high specification throughout and energy efficient, with air source heat pump and double glazing. Early and internal viewings are highly recommended.



Lounge

13' 10" x 15' 3" (4.22m x 4.65m)

There is laminate flooring, TV point, double glazed window to the rear and patio doors to the rear.

Kitchen

9' 5" x 7' 9" (2.87m x 2.36m)

Fitted with a range of wall and base units with work surfacing over, single drainer stainless steel sink, electric oven, hob, integrated fridge freezer, plumbing for washing machine, plumbing for dishwasher, laminate flooring and double glazed window to the front.

Cloakroom

Fitted with a wash hand basin, WC, laminate flooring, radiator and double glazed window to the front.

First Floor Landing

Having access to the loft.

Bedroom One

8' 6" x 12' 8" excl wardrobes (2.59m x 3.86m excl wardrobes)

There are fitted wardrobes, radiator, TV point and double glazed window to the rear.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, radiator and extractor.

Bedroom Two

9' 3" x 8' 6" (2.82m x 2.59m)

Having fitted wardrobes, radiator, TV point and double glazed window to the front.

Bedroom Three

8' 7" x 4' 6" excl wardrobes(2.62m x 1.37m excl wardrobes)

There are fitted wardrobes, radiator and double glazed window to the rear.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, tiled flooring, partly tiled walls, shaver point and double glazed window to the front.

Outside Front

To the front of the property there is a lawned area and parking for two vehicles.

Rear Garden

The enclosed fenced garden is low maintenance which is all slabbed.



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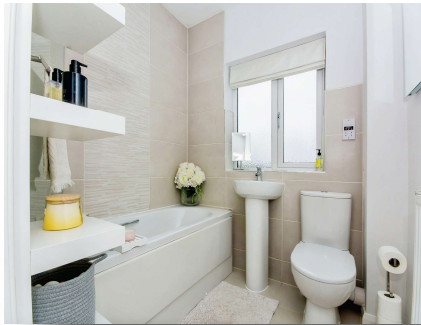
welcome to

Williams Close, Ancaster GRANTHAM

- Popular location
- Three bedroom semi detached
- Well-presented
- High specification
- Family bathroom and ensuite

Tenure: Freehold EPC Rating: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH111785



Property Ref:
SNH111785 - 0003

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.

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