



Charlestown, Ancaster Grantham NG32 3LH

welcome to

Charlestown, Ancaster Grantham

Situated in the heart of Ancaster village, known for its strong sense of community with access to local amenities such as schools, shops and recreational facilities, this townhouse offers the perfect balance of village charm and modern convenience.



Entrance Hall

Being entered via a door from the front with a radiator and stairs rising to the first floor.

Kitchen

10' 11" x 8' (3.33m x 2.44m)

Fitted with wall and base units with work surfacing over, tiled splashbacks, single drainer sink with mixer tap, built-in oven, hob, extractor, plumbing for washing machine and window to the front.

Lounge

15' 1" x 14' (4.60m x 4.27m)

There is a TV point, radiator, storage cupboard, window to the rear and patio doors leading to the rear garden.

Cloakroom

Fitted with a wash hand basin, WC and window to the front.

First Floor Landing

With stairs rising to the second floor.

Bedroom Two

15' 1" x 9' (4.60m x 2.74m)

There is a radiator and two windows to the rear.

Bedroom Three

13' 1" x 9' (3.99m x 2.74m)

Having built-in wardrobes, radiator and two windows to the front.

Bedroom Four

9' x 7' (2.74m x 2.13m)

There is a radiator and window to the rear.

Bathroom

Fitted with a suite comprising of bath with shower over, pedestal wash hand basin, WC, radiator and window to the side.

Second Floor

Bedroom One

15' 1" x 11' 10" (4.60m x 3.61m)

There are built-in wardrobes, radiator and window to the front.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, radiator and window to the rear.

Outside Front

There is a small front garden.

Rear Garden

The rear garden has a lawn, patio and gated access to the rear.

Single Garage

The garage is situated in a block to the rear of the property and has an up and over door.



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Charlestown, Ancaster Grantham

- Well-presented throughout
- Four bedroom townhouse with ensuite to master
- Fully enclosed rear garden
- Popular village location
- No onward chain

Tenure: Freehold EPC Rating: E

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112051 - 0002

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