



**Minerva Close, Ancaster Grantham NG32 3LJ**

**welcome to**

**Minerva Close, Ancaster Grantham**

Spacious family home featuring a private driveway, detached garage and charming bay window. Inside, well-lit rooms offer comfortable living and the property is conveniently located near local amenities, schools and transport links.



### **Entrance Hall**

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

### **Lounge**

10' 1" x 17' 10" ( 3.07m x 5.44m )

There are two radiators, TV point, bay window to the front and sliding patio doors to the rear.

### **Dining Room**

12' 1" x 9' 1" ( 3.68m x 2.77m )

Having a radiator, patio doors to the rear garden and opening to the:

### **Kitchen**

7' 1" x 7' 1" ( 2.16m x 2.16m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap, built-in oven, induction hob, extractor, plumbing for dishwasher and window to the front.

### **Utility Room**

5' 1" x 5' ( 1.55m x 1.52m )

Fitted with wall and base units with work surfacing over, tiled splashbacks, single drainer stainless steel sink with mixer tap, plumbing for washing machine, radiator and window to the rear.

### **Office**

9' 2" x 7' 8" ( 2.79m x 2.34m )

Having a radiator and window to the front.

### **Cloakroom**

Fitted with a wash hand basin with vanity unit below, WC and heated towel rail.

### **First Floor Landing**

Having a built-in cupboard and window to the front.

### **Bedroom One**

13' 10" x 10' ( 4.22m x 3.05m )

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

### **Ensuite**

Fitted with a walk-in shower, wash hand basin with mixer tap and vanity unit below, WC, partly tiled walls, heated towel rail and window to the front.

### **Bedroom Two**

8' 10" x 10' 1" ( 2.69m x 3.07m )

Having a radiator and window to the rear.

### **Ensuite Two**

Fitted with a shower cubicle, wash hand basin with mixer tap and vanity unit below, WC, heated towel rail, built-in airing cupboard and window to the rear.

### **Bedroom Three**

7' x 8' 1" ( 2.13m x 2.46m )

Having a radiator and window to the front.

### **Bedroom Four**

8' 1" x 9' 10" ( 2.46m x 3.00m )

There is a radiator and window to the front.

### **Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin with mixer tap and vanity unit below, WC, tiled walls, heated towel rail and window to the front.

### **Outside Front**

To the front of the property there is a driveway providing off road parking, slate area, pathway leading to the front door and gated side access.

### **Garage**

Having up and over door. The garage has been partially converted to an office with door to the garden and window to the rear.

### **Rear Garden**

The enclosed rear garden has a lawn and patio.



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## **Minerva Close, Ancaster Grantham**

- Four bedroom house
- Off road parking
- Converted garage
- Walking distance to local amenities
- Enclosed rear garden

Tenure: Freehold EPC Rating: E

# £245,000



Please note the marker reflects the postcode not the actual property

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