

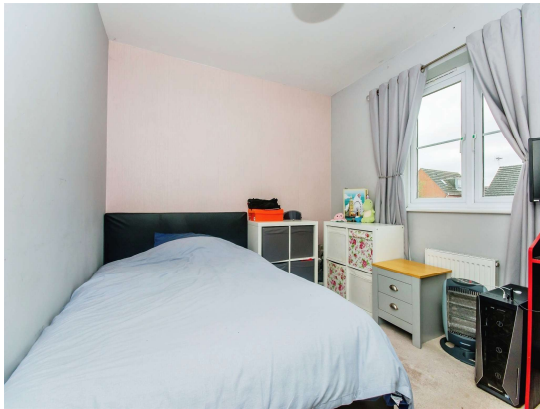


Minerva Close, Ancaster Grantham NG32 3LJ

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.



view this property online williamhbrown.co.uk/Property/SNH112161



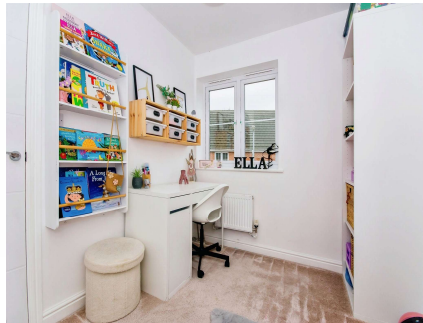
welcome to

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

view this property online williamhbrown.co.uk/Property/SNH112161



Property Ref:
SNH112161 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk