



43 Colster Way, Colsterworth, NG33 5JT

 **NEWTON FALLOWELL**

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Key Features

- Spacious Detached Bungalow
- Three Double Bedrooms
- 30 ft Reception Room
- Fitted Kitchen & Utility
- Four Piece Bathroom
- Cloakroom WC
- Converted Garage/Annexe
- Huge Plot with Potential
- EPC Rating C
- Freehold

£430,000





An individually designed detached bungalow occupying an exceptionally large plot offering lots of potential for development (subject to the necessary planning permissions). The spacious accommodation comprises in brief, entrance hall, cloakroom WC, 30ft living room, fitted kitchen and utility room. A rear lobby gives access to three double bedrooms and a family bathroom. The double garage has been converted into a useful annexe comprising a double bedroom, shower room and a reception room having flexible use. The annexe could easily be changed back to a garage, if required. There is a large driveway providing ample off-road parking and lawned gardens on all sides.

The front door gives access to a grand entrance hallway with a door off to a cloakroom WC having a two-piece white suite. The spacious living room is a particular highlight with multiple French doors offering plenty of natural light opening on to the rear garden. There is a feature fireplace with an inset coal effect fire, surround and hearth, a TV point and space to dine. There is a fully equipped kitchen and utility room, and an inner lobby gives access to three double bedrooms. The main bedroom has French doors leading to the rear garden and fitted wardrobes along one wall. There is also a four-piece bathroom having a white suite comprising a low flush WC, wash hand basin, bath and separate shower cubicle. The original double garage has been converted into an annexe and has a 19ft living room, bedroom and shower room, ideal for a growing teenager or elderly relative.



The property sits on a large plot which is mainly laid to lawn and offers lots of potential. There is a driveway providing ample off-road parking for multiple vehicles.

Viewings are highly recommended to appreciate the size and potential of the accommodation on offer.



Entrance Hall 5.25m x 4.64m (17'2" x 15'2")

Cloakroom WC

Living Room 9.37m x 5.89m (30'8" x 19'4")

Kitchen 4.64m x 3.15m (15'2" x 10'4")

Utility Room 3.78m x 3.86m (12'5" x 12'8")



Inner Lobby 2.56m x 3.68m (8'5" x 12'1")

Bedroom One 4.06m x 3.81m (13'4" x 12'6")

Bedroom Two 4.16m x 3.53m (13'7" x 11'7")

Bedroom Three 4.7m x 3.05m (15'5" x 10'0")

Bathroom 3.3m x 2.56m (10'10" x 8'5")



Former Garage/Annexe

Bedroom 4.14m x 2.61m (13'7" x 8'7")

Shower Room 2.61m x 1.27m (8'7" x 4'2")

Gym/Office/Reception 5.84m x 5.41m (19'2" x 17'8")





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: X

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.