



21 Main Street, Wilsford,
Grantham. NG32 3NS



Guide Price £190,000 to £200,000

- Detached Bungalow
- Heart Of Wilsford
- 5 Minute Drive to Ancaster With Train Station & Doctor's Surgery
- Modern Kitchen & Shower Room
- Two Bedrooms
- Private Rear Garden
- Freehold
- EPC rating D



**** GUIDE PRICE £190,000 to £200,000 **** Located in the heart of delightful village of Wilford and occupying an elevated position you will find this TWO Double bedroomed detached bungalow. The accommodation briefly comprises of an Entrance Hall, Inner Hallway, Modern Kitchen/Dining Room with a range of white goods and appliances, a cosy dual aspect Lounge with an open fireplace, TWO Double bedrooms served by a modern 3-piece Shower Room. Outside you will find front and rear gardens, the latter being private and not overlooked. Nearby Ancaster offers train station, doctor's surgery and other amenities. To avoid disappointment call our office today to arrange a viewing appointment.

ACCOMMODATION

ENTRANCE HALL

1.06m x 4.66m (3'5" x 15'3")

With part glazed uPVC entrance door with obscure uPVC double glazed side panels, radiator, tiled floor.

INNER HALLWAY

0.97m x 3.72m (3'2" x 12'2")

Having storage cupboard.

LOUNGE

3.35m x 4.46m (11'0" x 14'6")

With uPVC double glazed window to the front aspect, attractive open fireplace with wooden surround and radiator.



KITCHEN DINER

3.24m x 3.27m (10'6" x 10'7")

With uPVC double glazed window to the rear aspect, uPVC obscure double glazed door to the rear aspect, an excellent range of eye and base level units, inset ceramic sink and drainer with mixer tap over, work surfaces with inset electric induction hob and stainless steel chimney style extractor over, breakfast bar with storage beneath, inset electric oven with grill and microwave, integrated washing machine and fridge, contemporary vertical radiator, electric consumer unit, tiled floor, mermaid board splashbacks, inset spotlighting, space and plumbing for washing machine.

BEDROOM 1

3.02m x 3.43m (9'9" x 11'3")

With uPVC double glazed window to the side aspect, radiator.

BEDROOM 2

3.02m x 2.86m (9'9" x 9'4")

With uPVC double glazed window to the front aspect, radiator.

SHOWER ROOM

1.28m x 2.48m (4'2" x 8'1")

With uPVC obscure double glazed window to the rear aspect, walk-in fully tiled shower area with glazed screen and mains shower within, contemporary wash basin with vanity storage beneath and close coupled WC., tiling to wet areas and tall heated towel radiator.

OUTSIDE

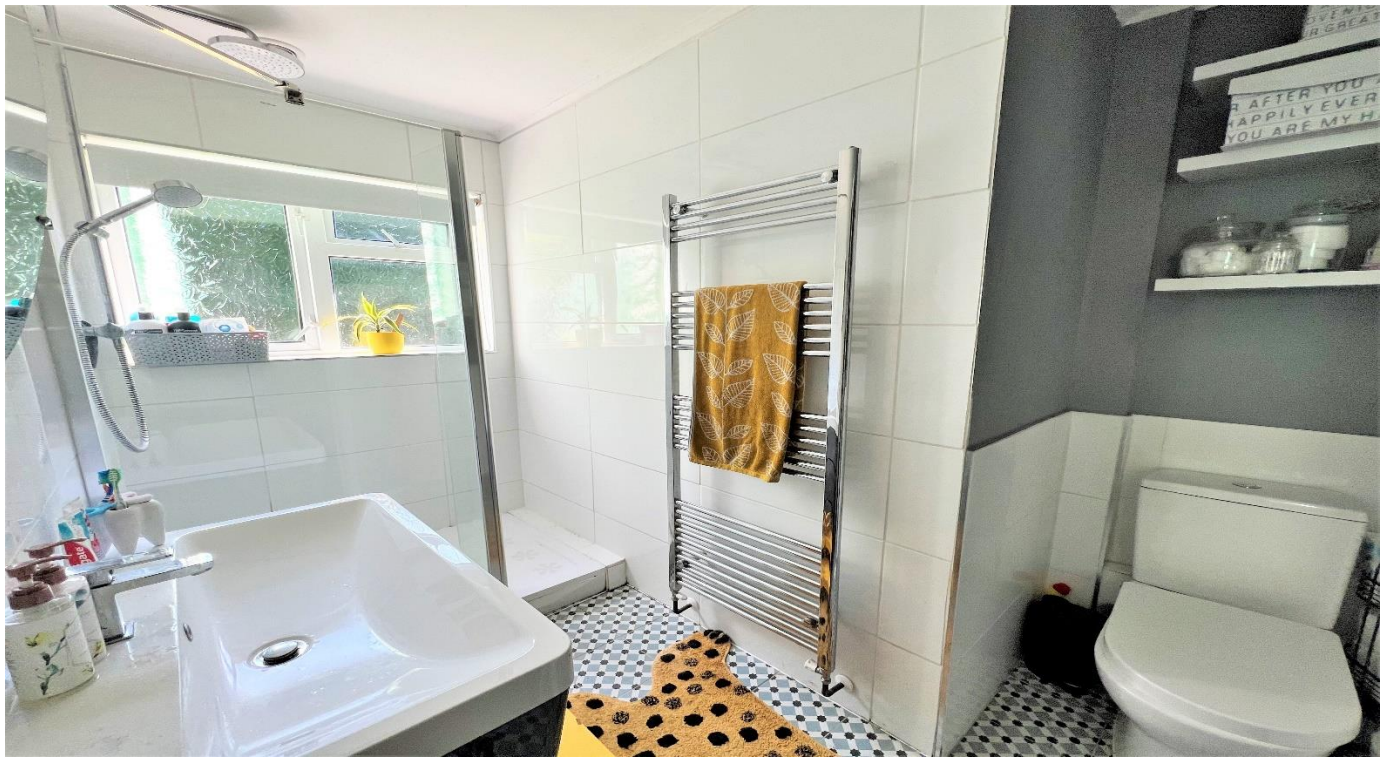
Steps lead up to the bungalow which has a lawned front garden with many mature shrubs and plants and a timber gate leads through to the rear garden. At the rear there is a totally private garden enclosed by conifers and hedging, a patio area and many mature shrubs. There is also an outside cold water tap and an oil storage tank.

SERVICES

Mains water, electricity and drainage are connected. The property has oil fired central heating.

COUNCIL TAX

The property is in council Tax Band B.



DIRECTIONS

From High Street continue on to Watergate following the one way system turning right onto Broad Street and left onto Brook Street. Continue over the Manthorpe Road traffic lights, passing Grantham Hospital and out of town. Continue past Belton and Syston, through Barkston and continue along the A153. Go over the Ancaster crossroads and on to Wilsford. As you drive through the village take the right turn near the end on the bend onto Main Street and the property is along on the left-hand side close to the bus stop.

WILSFORD

Wilsford is a pleasant village approximately one and a half miles from the larger village of Ancaster, it currently has a public house and bus service etc., and is approximately 8 miles to the north east of Grantham and 6 miles west of Sleaford. Ancaster offers a doctors surgery, local Post Office, respected Junior School, butchers, Co-op, public house, takeaway, mobile fresh fish van and mobile pizza van, train station and regular bus route to both Grantham and Sleaford. There is the neighbouring Woodland Waters beauty spot and campsite and also easy access to the A17.

AGENT'S 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.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

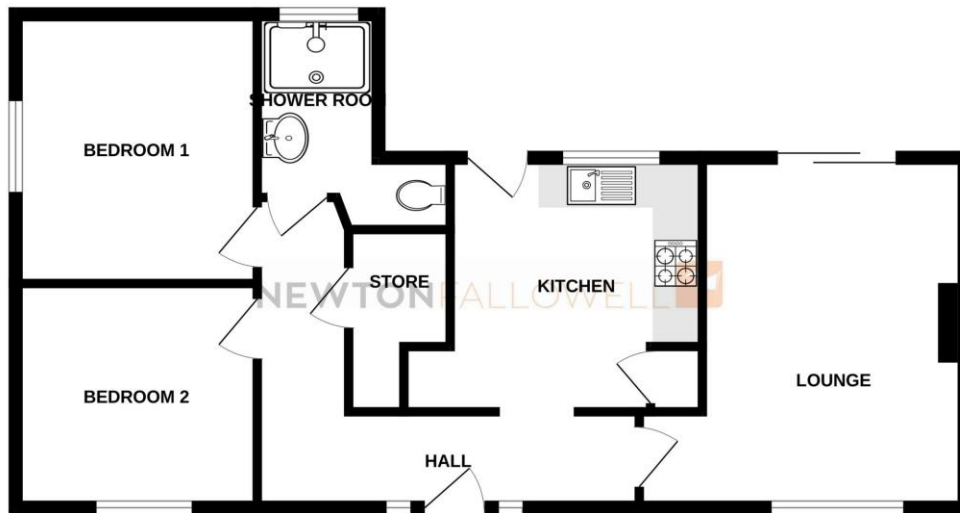
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £350 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 listed and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk