



2a Stephenson Close,
Colsterworth. NG33 5GP



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Price Guide £295,000 to £305,000

- Modern Detached House
- Thriving Village
- Good Local Amenities
- Hall and Cloakroom
- Kitchen/Diner & Utility
- Three Bedrooms
- En Suite & Family Bathroom
- Sunny Rear Garden
- Single Garage
- Freehold - Energy Rating C



A modern David Wilson built detached house situated in a thriving village with good local amenities and easy access to the A1 and surrounding towns. The property has been recently improved to include a replacement boiler, a new en suite shower room, carpets and blinds. There is an entrance hall, cloakroom/WC, a kitchen/dining room, utility room, a good sized lounge, three bedrooms and two bathrooms. The rear garden enjoys a sunny aspect and there is a detached garage with additional off road parking. The property will appeal to a purchaser looking to put their own stamp on a property and create an enviable home.

ACCOMMODATION

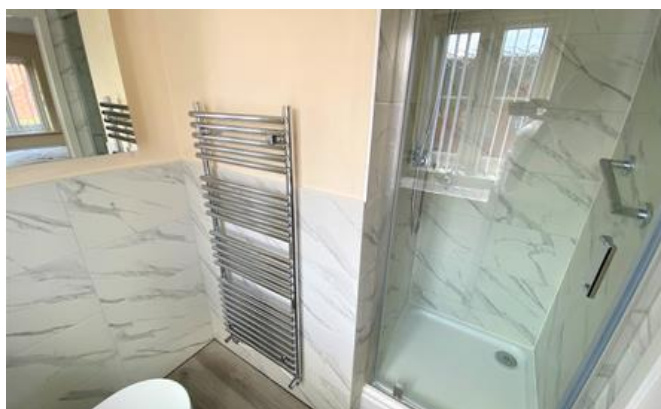
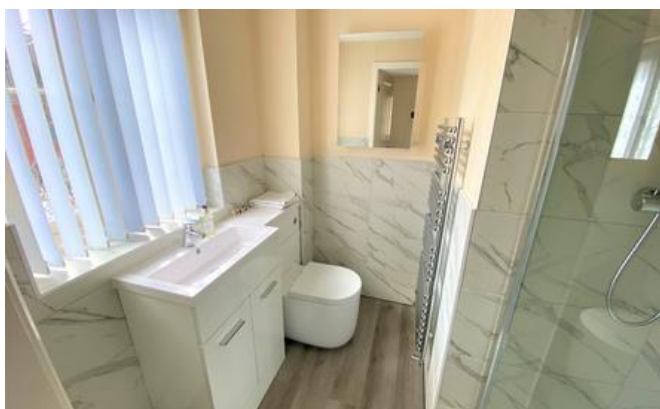
ENTRANCE HALL

Having part glazed entrance door with tiled storm porch canopy over, stairs rising to the first floor accommodation, glazed double doors to the lounge, radiator, tiled floor, electric consumer unit and alarm control panel.

CLOAKROOM

With low level WC, wash handbasin, tiled floor and radiator.





KITCHEN/DINING ROOM

2.9m x 5.45m (9'5" x 17'9")

Having a range of modern units comprising base cupboards with working surfaces over and matching eye level cupboards, inset stainless steel one and a half bowl sink with mixer tap, integrated double oven and gas hob with stainless steel splashback and extractor over, integrated dishwasher, recently fitted replacement wall mounted Ideal gas fired boiler, spotlights, uPVC double glazed French doors to the garden, uPVC double glazed window to the rear elevation and radiator.

UTILITY ROOM

1.65m x 1.8m (5'4" x 5'9")

With uPVC door to the side, space and plumbing for washing machine, radiator, wall cupboards, work surface and useful under stairs **pantry cupboard**.

LIVING ROOM

3.25m x 5.46m (10'7" x 17'9")

A spacious dual aspect room, having two radiators and central heating control.

FIRST FLOOR LANDING

BEDROOM 1

3.1m x 3.76m (10'2" x 12'3")

A twin aspect room with two fitted double wardrobe cupboards and radiator.

EN SUITE SHOWER ROOM

Recently re-fitted to include a shower cubicle, wash handbasin with vanity storage beneath and low level WC with concealed cistern, chrome heated towel rail, extractor fan, shaver point, mermaid board surrounds.

BEDROOM 2

2.95m x 3.37m (9'7" x 11'1")

With uPVC double glazed window to the front elevation, fitted double and triple wardrobes, radiator.

BEDROOM 3

2.26m x 2.8m (7'4" x 9'2")

With uPVC double glazed window to the side elevation and radiator.

BATHROOM

1.69m x 2m (5'5" x 6'6")

With uPVC obscure double glazed window to the side elevation, a white suite comprising panelled bath, pedestal wash handbasin a low level WC, extractor fan, radiator, tiling to wet areas.

OUTSIDE

The property stands behind an open-plan front and side garden laid to gravel for ease of maintenance and a door opens to the part walled rear garden which is generally laid to lawn and enjoys a sunny south westerly aspect. There is also a patio, garden tap, close boarded fencing to the side and rear and garden shed.

GARAGE

2.74m x 5.24m (9'0" x 17'2")

With up-and-over door, light and power and fitted cupboards.

SERVICES

Mains water, gas, electricity and drainage are connected. The property also has a burglar alarm fitted.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street head south along London Road, South Parade and out of town. after a few miles taking the slip road for the A1 south. Continue along taking the turning for Woolsthorpe By Colsterworth. Proceed over the flyover and into Colsterworth taking the second turning on the right down Brunel Avenue, on to Telford Way then on to Watt Avenue. Bear left then take the right turn onto Stephenson Close and the property is immediately on the left.

COLSTERWORTH

Colsterworth village is particularly well served with local facilities including a mobile Post Office (restricted days), a general grocery store, Co-op, primary school, doctor's surgery and popular pub (The White Lion). There is also a sports and social club, youth centre and nursery. The nearby towns of Grantham, Stamford, Melton Mowbray and Bourne offer an excellent variety of shopping and leisure facilities. The larger commercial centres of Peterborough, Leicester and Nottingham are all within a 30 mile drive.





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 £300 if you use their services.

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

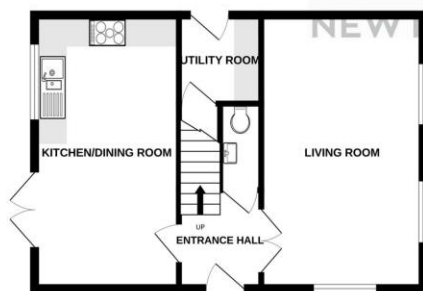


Floorplan

GROUND FLOOR



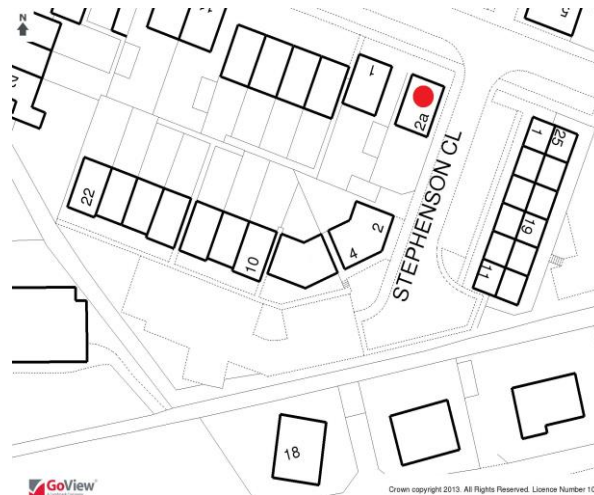
1ST FLOOR



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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 tested and no guarantee as to their operability or efficiency can be given.
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