



21 Mercia Drive,
Ancaster, NG32 3QQ



Guide Price £245,000

- Established Attached Bungalow
- Sought After Village Location
- Good Range Of Amenities
- Lounge
- Kitchen Diner
- THREE BEDROOMS
- Shower Room
- Oil Fired Central Heating
- uPVC Double Glazing
- Freehold - Energy Rating D



An established detached bungalow set in the well served village of Ancaster. The bungalow which is being sold with no onward chain has accommodation that comprises of Entrance hall, Lounge, Kitchen Diner, THREE BEDROOMS and Bathroom. Outside there is a driveway that leads to a single garage along with front and rear gardens. The village itself offers a wide range of amenities to include, Doctors Surgery, Post Office, Co-op, Church, Train Station and Local Butcher just to name a few. . The property also benefits from uPVC double glazed windows and doors and Oil Fired Central Heating. To book your viewing call the office today.

ACCOMMODATION

ENTRANCE HALL

With uPVC entrance door, radiator, wood laminate flooring and airing cupboard.

LIVING ROOM

3.50m x 6.40m (11'6" x 21'0")

With uPVC double glazed bow window to the front aspect, uPVC double glazed sliding patio doors to the rear, wood laminate flooring, radiator and electric coal effect fire set within attractive hearth and surround.





KITCHEN DINER

3.53m x 6.32m (11'7" x 20'8")

With uPVC double glazed window to the rear aspect, uPVC door to the garden, an extensive range of base level cupboards and drawers with matching eye level units, inset eye level double electric oven, inset ceramic hob with pull-out extractor over, radiator, integrated washing machine and dishwasher, space for upright fridge freezer, tiled splashbacks, tiled floor and floor mounted oil fired boiler.

BEDROOM 1

2.80m x 3.60m (9'2" x 11'10")

With uPVC double glazed window to the rear aspect and radiator.

BEDROOM 2

2.50m x 3.50m (8'2" x 11'6")

With uPVC double glazed window to the front aspect, wood laminate floor and radiator.

BEDROOM 3

2.30m x 2.50m (7'6" x 8'2")

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

SHOWER ROOM

0.00m x 0.00m (0'0" x 0'0")

With uPVC obscure double glazed window to the rear aspect, an oversized walk-in shower cubicle, wash basin with vanity storage beneath and low level WC., tiled floor, mermaid boarding splashbacks and towel radiator.

OUTSIDE

There is a small lawned garden to the front with a crazy paved parking space as well as a parking space in front of the garage. A wrought iron gate leads through to the rear garden where there is a patio area leading on to a lawned garden with mature trees and shrubs to the borders. A beck runs along the rear boundary to the property. There is also space for wheelie bin storage, an oil storage tank and fencing and hedging to the boundaries.

GARAGE

With up-and-over door and door to the garden.

SERVICES

Mains water, electricity and drainage are connected. There is no gas supply laid to the village.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From Grantham High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue out of town via Manthorpe Road passing the hospital on the left-hand side, past Belton, through Barkston and onwards following the signs for Sleaford (A153). Turn left at the traffic lights into Ancaster and continue along taking the right turn just past the Post Office on to Mercia Drive. The property is on the left-hand side.

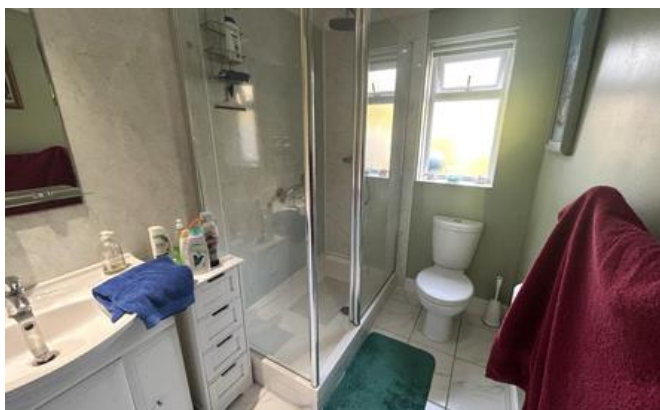
ANCASTER VILLAGE

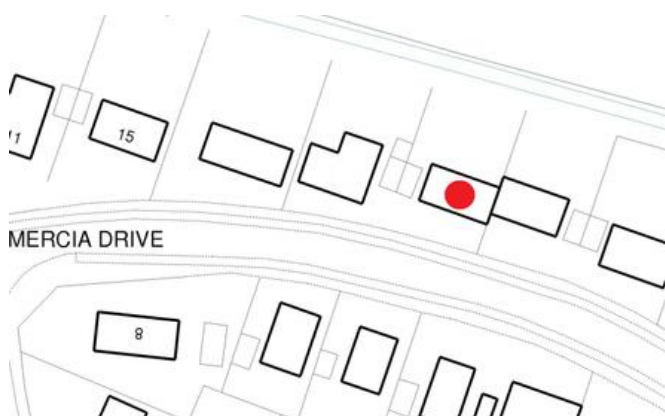
Approximately 8 miles to the north east of Grantham and 6 miles west of Sleaford, the village of Ancaster was a Roman town and still has many sites of archaeological interest. Situated just off the A153, there is the neighbouring Woodland Waters beauty spot and campsite, petrol station with shop opposite Woodland Waters and the village itself offers a doctors' surgery, day nursery, barbers studio, local Post Office, respected Junior School, butchers, Co-op store, public house, takeaway mobile woodfired pizza van, monthly mobile library service and a regular bus route to both Grantham and Sleaford. Ancaster boasts an unmanned East Coast Mainline Station between Nottingham and Skegness (pay on the train), calling at Grantham, Sleaford and Boston. Via the B6403 or "Viking Way", it is also only a 10 minute drive from RAF Cranwell.

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



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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