



3 Charles Avenue,  
Ancaster, NG32 3QH



**£199,500**

- Linked Bungalow
- Thriving Village
- Excellent Local Amenities
- Living Room
- Kitchen & Conservatory
- Three Bedrooms
- Oil Fired Central Heating
- uPVC Double Glazing
- Attractive Rear Garden
- Freehold – Energy Rating E





A modern linked bungalow in a popular and thriving village location. The property offers comfortable accommodation of some 860 square feet and with some scope for further improvement. The living space briefly comprises as follows: Entrance hall, living room, kitchen, conservatory/utility room, **THREE BEDROOMS** and a shower room. There is a brick built garage, and driveway parking as well as a good sized and well tended rear garden.

## ACCOMMODATION

### ENTRANCE HALL

Having uPVC entrance door from recessed porch, radiator, built-in cupboard and loft hatch to roof space.

### LIVING ROOM

3.56m x 6.45m (11'8" x 21'2")

A spacious through room with uPVC double glazed window to the front elevation and patio doors to the rear garden, feature marble style fireplace with wooden surround, two radiators and coving.

### KITCHEN

2.61m x 3.17m (8'7" x 10'5")

Having fitted base cupboards with work surfaces over and a range of eye level cupboards, inset twin bowl corner sink and drainer, integrated oven and hob, tiled splashbacks, Worcester floor mounted boiler and uPVC double glazed window and door to the conservatory.





## CONSERVATORY/UTILITY

1.91m x 2.97m (6'4" x 9'8")

Of brick and uPVC construction having deep glazed sink and plumbing for washing machine. Door to garden.

## BEDROOM 1

2.88m x 3.59m (9'5" x 11'10")

With uPVC double glazed window to the front elevation, a range of fitted wardrobes and radiator.

## BEDROOM 2

2.75m x 3.59m (9'0" x 11'10")

With uPVC double glazed window to the rear and radiator.

## BEDROOM 3

2.30m x 2.77m (7'6" x 9'1")

With uPVC double glazed window to the front and radiator.

## SHOWER ROOM

1.67m x 2.66m (5'6" x 8'8")

Having shower cubicle with Triton electric shower within, wash basin and low level WC., radiator, complimentary tiling and uPVC obscure double glazed window to rear.

## GARAGE

A brick built single garage with up-and-over door.

## GARDENS

The property stands behind a front garden providing driveway parking and gated side access to the rear garden which is of a good size and enjoys a fair level of privacy. It is laid generally to lawn with shrubs and trees, has a paved patio area and garden tap.

## SERVICES

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





## 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. Take the right turn onto Charles Avenue and the property is on the left.

## 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 and convenience store, respected Junior School, butchers, Co-op store, public house, 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.

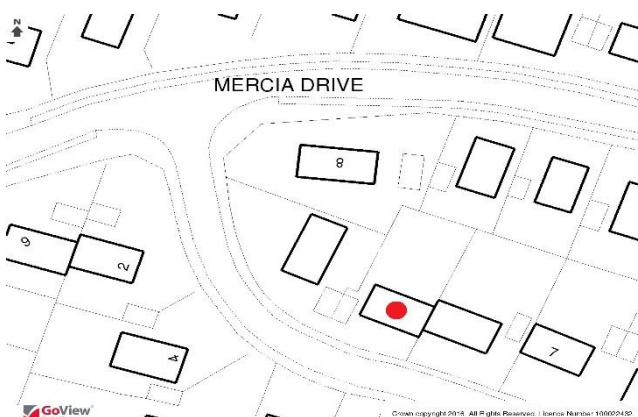
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

## 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



While 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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