



33b St Martins Way, Ancaster,  
Grantham. NG32 3RA



**£240,000**

- Village Location
- Good range of Amenities
- Detached Bungalow
- Lounge
- Breakfast Kitchen
- Conservatory
- 3 Bedrooms
- Bathroom & En-Suite
- Oil Fired Central Heating
- Freehold – Energy Rating D



A Detached Bungalow located in the village of Ancaster which provides a good range of amenities. The bungalow, which is being sold with no onward chain, has accommodation that comprises: Entrance Hall, Lounge, Kitchen Diner, Conservatory, Three Bedrooms Master with En-Suite Shower Room. Outside you will find a single garage with remote controlled electric roller door and a carport. Within the village you will find a Doctors Surgery, Co-op, Butchers, Train Station just to name a few of the amenities. The property also has the added benefit of uPVC Double Glazing and Oil Fired Central Heating. To book your viewing call the office today.

## ACCOMMODATION

### ENTRANCE HALL

Having half uPVC double glazed entrance door, radiator and loft hatch access.

### LOUNGE

2.90m x 5.08m (9'6" x 16'8")

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

### KITCHEN DINER

3.3m maximum x 5.66m (10'9" maximum x 18'6")

With uPVC double glazed window to the rear aspect, uPVC half obscure double glazed door to the side, work surfacing with inset resin sink and drainer, eye and base level units, inset 4-ring electric ceramic hob with oven beneath and extractor over, tiled splashbacks, tiled floor, radiator, space for under unit appliances.



## CONSERVATORY

2.70m x 3.95m (8'11" x 13'0")

Of dwarf brick wall construction with uPVC double glazed units above and a uPVC double glazed door at either end, a polycarbonate roof, wood laminate floor.

## BEDROOM 1

3.20m x 3.40m (10'6" x 11'2")

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

## EN SUITE

1.50m x 1.70m (4'11" x 5'7")

With uPVC obscure double glazed window to the side aspect, glazed shower cubicle with electric shower within, pedestal wash basin, low level WC., tiled splashbacks, tiled floor, radiator and extractor.

## BEDROOM 2

3.31m x 3.63m (10'11" x 11'11")

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

## JACK & JILL BATHROOM

1.70m x 2.30m (5'7" x 7'6")

With uPVC obscure double glazed window to the side aspect, panelled bath, pedestal wash basin and low level WC., tiled floor and tiled splashbacks.

## BEDROOM 3 / DINING ROOM

2.40m x 2.90m (7'11" x 9'6")

With arched uPVC double glazed widow to the front aspect and radiator.

## OUTSIDE

The property occupies a quiet position with a block paved driveway leading to the garage and CARPORT. There is also gravelled areas, outside lighting and a footpath leading through a timber gate to the rear garden. At the rear there is a private mainly lawned garden with hedging to the boundaries and a garden shed. There is also an outside cold water tap.



## SINGLE GARAGE

3.10m x 5.00m (10'2" x 16'5")

Having electric roller door, oil fired boiler, power and lighting.

## 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 and proceed under the railway bridge, taking the left turn onto St Martins Way. Continue to the top and bear left. The property is at the end on the right.

## ANCASTER

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, 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 £300 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



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 misstatement. This plan is for guidance 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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