



21 Watt Avenue, Colsterworth,
Grantham. NG33 5GL



£280,000

- Village Location
- David Wilson Built Home
- Accommodation Over 3 Floors
- 98 square metres (1,054 sq.ft.)
- Lounge, Kitchen / Diner
- Three Bedrooms
- Bathroom & En Suite
- Single Garage
- Freehold
- Energy Rating C



Located in the thriving village of Colsterworth you will find this extremely well-presented David Wilson built house, positioned at the end of a quiet cul-de-sac. Colsterworth is around 10-12 miles from Grantham and Stamford and offers a good range of amenities to include a Co-op store, doctors' surgery, primary school and village shop to name a few. The modern home comprises a living room, kitchen/diner, utility area, three double bedrooms, three-piece bathroom, en-suite to master, landscaped rear garden, single garage and driveway.

Upon entry, the entrance hallway provides access to the living room and stairs to the first-floor landing. The living room sits to the front of the property, with a bay window providing plenty of light into the room. The kitchen/diner sits to the rear, recently modernised by the current owners, including new worktops, composite granite sink, gas hob and tiling. There are a range of floor to wall units along with space for freestanding white goods, such as a fridge/freezer, dishwasher and washing machine. The dining area is a light filled space with French doors leading out to the rear garden. A utility area is just off the dining area, benefitting from useful storage space, along with a worktop and space for a tumble dryer. This was previously the downstairs w.c. but converted to have the required storage, it could be easily converted back as the owners have kept the plumbing available.

To the first-floor landing are two double bedrooms and a family three-piece bathroom. Along the hall is a further staircase leading to the second floor to the master bedroom, offering a wall of built in wardrobes along with an en-suite shower room.

Externally, the property is positioned towards the end of a cul-de-sac, there is off road parking for one car and a single garage. The landscaped rear garden benefits from two patio areas to enjoy the sun at different times of the day, split between a lawn with steps down to a stylish private seating area, with built in planters. A pathway from here leads to the back of garage, providing rear access to the property.





ACCOMMODATION

ENTRANCE HALL

With composite entrance door, radiator, smoke alarm, stairs rising to the first floor and tiled floor.

LOUNGE

3.71m x 4.86m (12'2" x 15'11")

Having uPVC double glazed bay window to the front aspect, wood laminate floor and two radiators.

KITCHEN DINER

2.95m x 4.70m (9'8" x 15'5")

With uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the patio, a good range of base level cupboards and drawers with integrated wine rack and matching eye level units, inset resin one and a half bowl sink and drainer with mixer tap over, inset gas hob with double oven beneath and stainless steel extractor over, tiled splashbacks, wood laminate floor, space and plumbing for washing machine, space for further under counter appliance, space for upright fridge freezer, and under stairs cupboard with radiator, tiled floor, power and lighting.

UTILITY AREA

Formerly the cloakroom, this is situated just off the dining room and offers useful storage space, worktop and space for tumble dryer. This area was previously the downstairs WC and could easily be reinstated if required.

FIRST FLOOR LANDING

Having airing cupboard housing hot water cylinder, radiator, smoke alarm and stairs to the second floor.

BEDROOM 2

2.59m x 4.73m (8'6" x 15'6")

Having two uPVC double glazed windows to the rear aspect, two radiators and wardrobe recess.

BEDROOM 3

2.63m x 3.11m (8'7" x 10'2")

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

BATHROOM

Having panelled bath with fully tiled splashback, mains shower within with rain head shower attachment and hand attachment and a glazed shower screen, pedestal wash basin and close coupled WC with tiled splashback, radiator, extractor fan and vinyl flooring.

SECOND FLOOR

BEDROOM 1

3.68m x 4.74m into fitted wardrobes (14'6" x 12'0" maximum)

With uPVC double glazed window to the front aspect, a range of built-in wardrobes and radiator.

EN SUITE

1.57m x 2.30m (5'2" x 7'6")

Having shower cubicle housing mains fed shower with rain head and hand attachment, pedestal wash basin, low level WC., vinyl flooring, tiled splashbacks, radiator, extractor, shaver point and Velux window to the rear.

OUTSIDE

There is a patio across the rear of the property leading onto a lawn with raised planter with integrated seating. Steps lead down to a stylish feature sunken paved seating area incorporating flower beds. It is enclosed by decorative gravel and there is timber fencing to the boundaries. There is also an outside cold tap and the garage can be accessed from the rear of the garden.

There is a right-of-way for all householders over the access road.

SINGLE GARAGE

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

NOTE

There is an annual charge of £236.16 (£19.68 per month) for the upkeep of the public areas, roads etc.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in Council Tax Band C.

NOTE 2

We are required under the Estate Agent Act 1979 and the Provision Of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a "connected person" as defined by the Act.

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. The property can be accessed down the small road opposite No.8.

COLSTERWORTH

As well as the amenities previously mentioned, 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. The A1 is also closeby for easy access both north and south.

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.

MONEY LAUNDERING

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 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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