



9 Watt Avenue,
Colsterworth, NG33 5GL



Guide Price £270,000 to £280,000

- 1,313 sq.ft of Living Accommodation
- Modern End Of Terrace Property
- Versatile Living Spaces
- Driveway & Garage
- Utility Room
- Kitchen/Breakfast Room
- Four Bedrooms
- En Suite & Bathroom
- Enclosed Rear Garden
- Freehold – Energy Rating C



Set within the popular village of Colsterworth, which gives fantastic access to the A1, this spacious three storey townhouse boasts 1,313 sq.ft of living accommodation! This modern property is certainly well suited to modern family living, with versatile rooms that could be used in a number of ways. To the first floor is a generous breakfast kitchen room, and a lounge/diner complimented by a Juliet balcony to the front. A master bedroom with wardrobes and en suite shower room shares the second floor with two further bedrooms serviced by a 3-piece family bathroom. To the front of the property is an open garden with a hard standing driveway leading to an integral garage via an up-and-over door whilst the enclosed rear gardens have been landscaped incorporating a paved seating area, pergola and established planted borders. Viewing is highly advised to appreciate the size of property on offer! Call now on 01476 591900 to avoid missing out!

ACCOMMODATION

ENTRANCE HALL

Having stairs rising to the first floor with cupboard storage beneath, radiator and tiled flooring.

CLOAKROOM

0.93m x 2.2m (3'1" x 7'2")

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





BEDROOM 4 / OFFICE

2.86m x 3.41m (9'5" x 11'2")

With uPVC double glazed patio doors to the rear, radiator and tiled flooring.

UTILITY ROOM

1.96m x 2.42m (6'5" x 7'11")

With half double glazed door to the garden, eye and base level units, work surfacing with space for washing machine and tumble dryer beneath and inset stainless steel sink and drainer with mermaid board splashback, wall mounted gas fired boiler, tiled floor and radiator.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, radiator.

KITCHEN / BREAKFAST ROOM

3.37m x 4.96m (11'1" x 16'4")

With two uPVC double glazed windows to the rear aspect, a range of base level cupboards and drawers with matching eye level units incorporating integrated wine racks, work surfacing with inset stainless steel sink and drainer with mermaid board splashback, inset gas hob with stainless steel chimney style extractor over and splashback, integrated double oven, integrated dishwasher, vinyl flooring, space for upright fridge freezer, ceiling spotlights, radiator and room for table and chairs.

LOUNGE / DINER

4.95m x 5.34m (16'2" x 17'6")

With uPVC double glazed French doors to a Juliette balcony, uPVC double glazed window to the front aspect, radiator.

SECOND FLOOR LANDING

Having storage cupboard.

BEDROOM 1

3.48m x 3.66m (11'5" x 12'0")

With uPVC double glazed window to the front aspect, fitted wardrobes, radiator.

EN-SUITE

1.68m x 2.11m (5'6" x 6'11")

With uPVC obscure double glazed window to the front aspect, wash basin with vanity storage beneath, WC., fully tiled shower cubicle with sliding glazed door and mains shower within, ladder style towel radiator, vinyl flooring and spotlights.

BEDROOM 2

2.58m x 3.65m (8'6" x 12'0")

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

BEDROOM 3

2.25m x 2.45m (7'5" x 8'0")

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

FAMILY BATHROOM

1.96m x 2.09m (6'5" x 6'11")

Having uPVC obscure double glazed window, a white 3-piece suite comprising panelled bath, wash basin with vanity storage beneath and low level WC., vinyl flooring, part tiling to walls.

OUTSIDE

A driveway leads to the integral single garage and there is a footpath to the front entrance door which has a storm porch canopy over. At the rear there is a patio and seating area with pergola over, lawn, raised borders all enclosed by fencing.

INTEGRAL SINGLE GARAGE

With up-and-over door

SERVICES

Mains water, gas, electricity and drainage are connected.

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 and the property is on the right-hand side.

COLSTERWORTH

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 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 close by for easy access both north and south.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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 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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