



22 Wilsford Lane,
Ancaster, NG32 3PS



£220,000

- Detached Bungalow
- Thriving Village Location
- Excellent Village Amenities
- Set Well Back From The Road
- Three Bedrooms
- En Suite & Bathroom
- South Facing Rear Garden
- Good Sized Garage
- Conservatory
- Freehold - Energy Rating E



An established detached bungalow set well back from the road within a thriving village with good amenities including a local DOCTORS SURGERY. The property offers surprisingly roomy THREE BEDROOMED accommodation, good off road parking, a sizeable GARAGE and a private rear garden with a southerly aspect. Porch, entrance hall, kitchen, generous lounge with dining area off, main bedroom with a CONSERVATORY off, EN SUITE SHOWER and bathroom/WC. An ideal retirement home with some scope for improvement allowing a purchaser to create comfortable home.

ACCOMMODATION

ENTRANCE PORCH

A uPVC entrance porch with sliding door and inner uPVC door to the hall, tiled floor.

ENTRANCE HALL

A good sized 'L' shaped hall with a built-in double cloaks cupboard, loft hatch access and electric storage heater.

KITCHEN

2.57m x 2.39m (8'5" x 7'10")

Having uPVC double glazed window to the side elevation and containing a range of matching cupboards comprising base cupboards with working surfaces over and inset one and a half bowl sink, built-in airing cupboard with insulated cylinder, larder cupboard, integrated Bosch oven, induction hob with extractor over.





LOUNGE

5.77m x 3.78m (18'11" x 12'5")

A well proportioned lounge with aspects to the side and front with sliding patio doors, feature fireplace, electric storage heater.

DINING AREA

2.74m x 2.34m (9'0" x 7'8")

Having uPVC double glazed window to the front elevation and electric storage heater.

BEDROOM 1

4.27m x 3.03m (14'0" x 9'11")

Having a glazed door to the conservatory, electric storage heater and coving.

CONSERVATORY

Of uPVC and polycarbonate construction with French door to the garden.

EN SUITE SHOWER

2.11m x 0.82m (6'11" x 2'8")

Having tiled shower cubicle and wash basin with vanity storage beneath, coving.

BEDROOM 2

3.32m x 3.17m (10'11" x 10'5")

With uPVC double glazed window to the rear elevation and electric storage heater.

BEDROOM 3

3.08m x 2.38m (10'1" x 7'10")

With uPVC double glazed window to the side elevation.

BATHROOM

2.7m x 2.09m (8'11" x 6'11")

Having uPVC obscure double glazed window to the side elevation, a white suite comprising panelled bath, pedestal wash basin and low level WC., tiling to wet areas.

OUTSIDE

The property stands well back from the road behind an open-plan front garden, laid to lawn with a block paved and concrete driveway, outside tap and gated side access to the rear. The rear garden enjoys a generally southerly aspect and is laid to lawn with a paved patio area, timber garden shed, additional area of garden to the side and close boarded fencing to the boundaries.

GARAGE

5.35m x 3.63m (17'7" x 11'11")

A good sized garage with light and power, electric consumer unit, up-and-over door and door to the garden.

SERVICES

Mains water, electricity and drainage are connected. There is no gas supply laid to Ancaster. The property has electric storage heating.

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 opposite the butchers onto Wilsford Lane itself. The property is along on the right-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 with 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

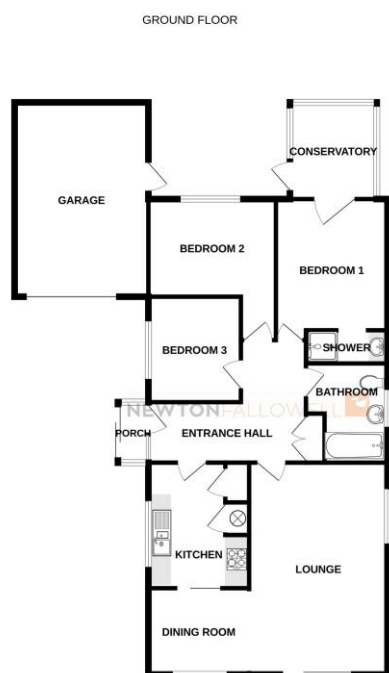
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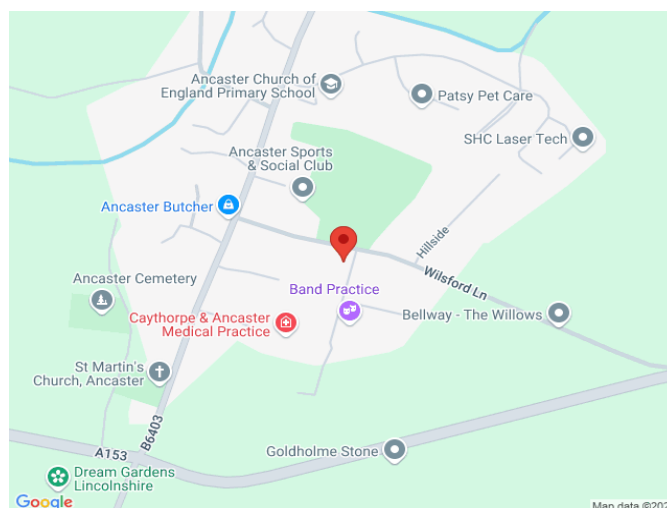
For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, doors 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 for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Drawn with Mapbox 12/24



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