



81 Ermine Street,
Ancaster, NG32 3QJ



£119,500

- Stone Cottage
- Two Bedrooms
- Popular Village Location
- Requires Redecoration
- Rear Garden
- Lounge
- Kitchen
- First Floor Bathroom
- Suit FTB / Investors
- Freehold - Energy Rating E



A stone terrace cottage, set in the Roman village of Ancaster, which offers a wide range of amenities. Ancaster village is located approximately 10 miles north east of Grantham and approximately 6 miles South West of Sleaford. The village offers amenities which include, Nursery, Primary School, Butcher, Co-op, Train Station and secondary school bus service for both Sleaford and Grantham Schools just to name a few. The cottage has accommodation that consists of Lounge, Kitchen, Bathroom, Two Double Bedrooms and a generous rear Garden. The cottage also has the added benefit of a log burner in the lounge and uPVC Double Glazing throughout! Viewing highly advised!

ACCOMMODATION

LOUNGE

3.65m x 3.99m (12'0" x 13'1")

Having uPVC entrance door and uPVC double glazed window to the front aspect, television point, laminate flooring, electric heater and open fireplace with log burner within.

KITCHEN

2.57m x 2.68m (8'5" x 8'10")

With uPVC half obscure double glazed door to the rear aspect, uPVC double glazed window to the rear aspect, base level cupboards and drawers with matching eye level units, inset stainless steel sink and drainer, space and plumbing for washing machine, inset electric oven with ceramic hot and extractor over, tiled splashbacks, space for upright fridge freezer, vinyl flooring, under stairs storage and stairs leading to the first floor.



FIRST FLOOR LANDING

BEDROOM 1

3.66m x 3.06m (12'0" x 10'0")

With uPVC double glazed window to the front, electric heater and laminate flooring.

BEDROOM 2

1.69m x 3.66m (5'6" x 12'0")

Having uPVC double glazed window to the front aspect, electric heater, built-in wardrobe and carpeted flooring.

BATHROOM

2.63m x 2.6m (8'7" x 8'6")

With uPVC obscure double glazed window to the rear aspect, bath with electric shower over and tiled splashbacks, pedestal wash basin and low level WC., airing cupboard, radiator and vinyl flooring.

OUTSIDE

The property fronts to the street and has a shared passageway leading to the rear. The passageway is shared with numbers 79 and 83. At the rear there is a small garden with seating area, two outbuildings for storage, a shed and outside 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 A.

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). At the Ancaster crossroads turn left onto Ermine Street itself and continue along. The property is on the left-hand side before the turning for Water Lane.



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 Premier store with 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. There is also a school bus service for both Sleaford and Grantham schools. 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 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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