



123 Ermine Street, Ancaster,
Grantham. NG32 3QL



£425,000

- Spacious Detached Bungalow
- Good Corner Position
- Versatile & Well Presented
- Suitable For Family Living
- Re-fitted Kitchen/Dining Room
- Lounge & Dining Room/Bedroom 3
- Master Bed + Dressing Room & En Suite
- First Floor Bedroom, Study & 2 Washrooms
- Double Garage, Utility & Workshop
- Freehold – Energy Rating E



The ground floor comprises a generous entrance hall, a refitted kitchen/dining room, sitting room, separate dining room/third bedroom, master bedroom, an en suite shower room/WC, dressing room/bedroom together with a stylish refitted shower room, whilst at second floor level there is a landing, second bedroom, an en suite washroom/WC, walk-in attic and study as well as a further WC. There is a useful covered link, a utility room, workshop and an integral DOUBLE GARAGE with a electric door. Oil fired central heating and replacement double glazing are fitted. The property is set nicely back from the road with ample parking and turning areas and there is a private enclosed rear garden. The property will appeal to a range of purchasers and perhaps even provide for the needs of a growing family.

ACCOMMODATION

ENTRANCE HALL

1.81m x 6.56m (5'11" x 21'6")

Having uPVC entrance door with opaque glazed side panel and uPVC double glazed window to the side elevation, staircase off to the first floor accommodation, built-in linen cupboard with louvred timber doors, radiator, wall lights and thermostat.

LOUNGE

3.63m x 6.48m (11'11" x 21'4")

A spacious room with uPVC double glazed bow window to the front elevation, an attractive Victorian style fireplace with tiled inserts and hearth, fitted coal effect Calor gas fire, coving and radiator.





KITCHEN/DINING ROOM

4.53m x 4.8m (14'11" x 15'8")

A stylish re-fitted room containing a comprehensive range of units comprising base cupboards and drawers with working surfaces over and matching eye level cupboards including glazed display cabinets, central island with further storage beneath, integrated sink and drainer, integrated oven and ceramic hob with cooker hood over, integrated fridge, freezer and dishwasher, radiator, tiling, tiled floor, spotlights, uPVC double glazed French doors to the garden and door to covered link.

DINING ROOM/BEDROOM

3.33m x 3.82m (10'11" x 12'6")

With uPVC double glazed window to the front elevation, radiator and coving.

MASTER BEDROOM

3.19m x 4.72m (10'6" x 15'6")

Having uPVC double glazed window to the front elevation, coving and radiator.

DRESSING ROOM/BEDROOM

2.71m x 3.4m (8'11" x 11'2")

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

EN SUITE SHOWER ROOM/WC

2.02m x 3.18m (6'7" x 10'5")

With uPVC obscure double glazed window to the rear elevation, shower cubicle, pedestal wash basin and low level WC., spotlights, radiator and extractor fan.

SHOWER ROOM/WC

1.96m x 4.79m (6'5" x 15'8")

Re-fitted with a quality modern suite comprising a large walk-in shower cubicle, wash basin with vanity storage beneath and low level WC., a range of fitted storage cabinets and mirror, radiator, heated towel rail, spotlights, coving, extractor fan, shaver point and uPVC obscure double glazed window to the side and rear elevation.

FIRST FLOOR LANDING

3.37m x 3.58m (11'1" x 11'8")

With Velux window to the front elevation, access to roof eaves and radiator.

BEDROOM 3

3.37m x 5.55m (11'1" x 18'2")

Having uPVC double glazed dormer window to the front elevation and open views, radiator.

WASH ROOM/WC

1.47m x 1.67m (4'10" x 5'6")

With Velux window to the rear elevation, pedestal wash basin, low level WC., shaver point, radiator and extractor fan.

STUDY

3.23m x 3.32m (10'7" x 10'11")

Having uPVC double glazed dormer window to the front elevation and view, radiator.

WASH ROOM/WC 2

Situated off the study and having a low level WC., wash basin, radiator and cupboard with louvred timber doors.

WALK IN ROOF SPACE

2.07m x 6.17m (6'10" x 20'2")

Carpeted and having access to the roof eaves,

LOBBY

With staircase descending to the garage.

OUTSIDE

INTEGRAL COVERED LINK

2m x 6.23m (6'7" x 20'5")

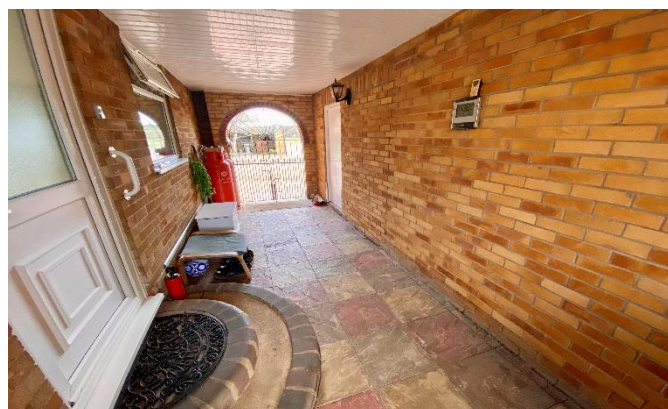
A most useful covered area having metal double gates to both front and rear.

CONSERVATORY/PORCH

2m x 2.5m (6'7" x 8'2")

With French doors to the garden and half glazed doors to utility.





UTILITY ROOM

2m x 2.76m (6'7" x 9'1")

Having wall and base cupboards, work surface with inset stainless steel sink and drainer, space for under counter appliances, radiator, extractor fan, tiled floor and electrical consumer unit.

DOUBLE GARAGE

5.67m x 5.89m (18'7" x 19'4")

Having electrically operated up-and-over door, light and power connected, enclosed staircase leading to study above and first floor accommodation..

GARDENS

The property is approached through double metal gates leading to a generous block paved driveway/turning area, also with lawn, shrubs, conifers and rockery. The rear garden enjoys a good level of privacy and comprises a lawn, patio, borders, shrubs, oil storage tank, raised timber decking and a gazebo with close boarded fencing to the boundaries. There are double gates to the side and it is understood that in the past the rear garden has provided secure storage for a caravan.

BOILER ROOM/WORKSHOP

2.76m x 3.2m (9'1" x 10'6")

Containing the oil fired central heating boiler.

SERVICES

Mains water, electricity and drainage are connected. There is no mains 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). At the Ancaster crossroads turn left onto Ermine Street itself and continue along. The property is on the left-hand side on the corner of Brookside.

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 before boarding), calling at Grantham, Sleaford and Boston and giving direct services to London Kings Cross from Grantham, with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins. Via the B6403 or "Viking Way", it is also only a 10 minute drive from RAF Cranwell. For dog walkers, there are numerous areas of open countryside to enjoy.

AGENT'S NOTE

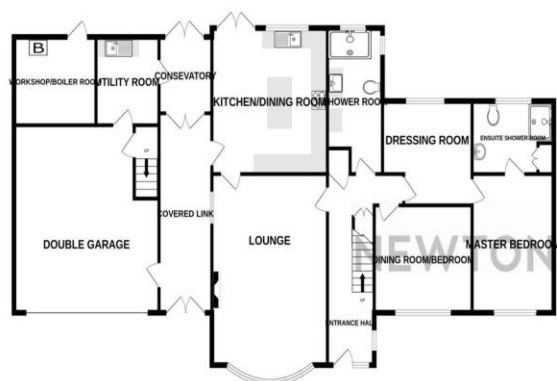
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Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

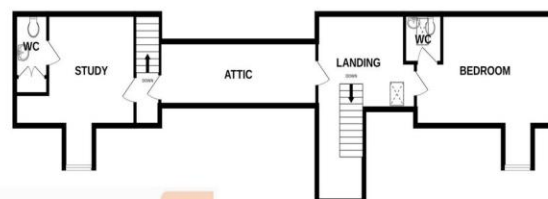


Floorplan

GROUND FLOOR



1ST FLOOR



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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