



Plot 59 (The Chandler),
The Willows, Ancaster, NG32 3PS



£229,995

- Brand New Build - Bellway Homes
- Spacious Lounge
- Open-Plan Kitchen/Diner
- Integrated Kitchen Appliances
- Three Generous Bedrooms
- Bathroom, En Suite & Cloakroom
- Ample Driveway Parking
- Popular Village Location
- Rated a 5-Star HBF Builder in 2025
- Freehold - EPC: Rating not yet assessed



Situated in the ever-popular village of Ancaster, is this **BRAND NEW** three bedroom semi-detached home. Built in 2025 by Bellway Homes, the home benefits from integrated appliances, ample driveway parking, and three generous bedrooms, amongst other fantastic features! The accommodation, which spans to almost 950 square foot, briefly comprises as follows: Entrance Hall, Cloakroom, Lounge, Spacious Kitchen/Diner with Large Storage Cupboard, Three Bedrooms, one with an En-suite and a family Bathroom. Outside the property is a generous and enclosed rear garden as well as a driveway offering off-road parking! Call now to arrange a viewing and avoid disappointment!

ACCOMMODATION

ENTRANCE HALL

Having composite entrance door, Amtico flooring, radiator and stairs rising to the first floor.

CLOAKROOM

1.66m x 0.95m (5'5" x 3'1")

With uPVC obscure double glazed window to the front aspect, Amtico flooring, pedestal wash basin, concealed cistern WC, radiator and part tiled walls.

LOUNGE

5.34m x 3.2m (17'6" x 10'6")

Having uPVC double glazed box bay window to the front aspect, media points and carpeted flooring.





KITCHEN / DINER

3.05m x 5.46m (10'0" x 17'11")

With uPVC double glazed French doors to the rear garden and uPVC double glazed window to the rear, an excellent range of fitted base cupboards and drawers with matching eye level units, inset one and a half bowl stainless steel sink and drainer, integrated electric oven, work surfacing with inset electric induction hob with splashback and stainless steel chimney style extractor over, integrated fridge freezer, dishwasher and washing machine, large under stairs storage cupboard, Amtico flooring, spotlights.

FIRST FLOOR LANDING

Having airing cupboard, storage cupboard, loft hatch access and carpeted flooring.

BEDROOM ONE

2.99m x 3.39m (9'10" x 11'1")

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

EN-SUITE

2.46m x 1.19m (8'1" x 3'11")

With fully tiled over-sized shower cubicle, wash basin and dual flush WC., vinyl flooring, extractor fan, spotlights and ladder style heated towel rail.

BEDROOM TWO

3.48m x 2.31m (11'5" x 7'7")

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

BEDROOM THREE

2.44m x 3.03m (8'0" x 9'11")

With uPVC double glazed window to the rear, radiator and carpeted flooring.

FAMILY BATHROOM

1.96m x 1.97m (6'5" x 6'6")

Having uPVC obscure double glazed window to the front aspect, panelled bath with shower over and glazed shower screen, pedestal wash basin, dual flush concealed cistern WC., tiling to wet areas, extractor fan, shaver points, heated towel rail, spotlights and vinyl flooring.

OUTSIDE

To the front there is a small garden area with planted shrubs and a footpath to the front entrance door with storm porch canopy over. To the side there is off-road parking and a timber gate leading through to the rear garden. The rear garden is mainly laid to lawn with a patio, being fully enclosed and with a garden shed.

SERVICES

Mains water, electricity and drainage are connected. There is no mains gas supply laid to Ancaster. The property has under floor heating to the ground floor and radiators to the first floor from an air source heat pump. It is generously supplied with television, telephone and power points.

DIRECTIONS

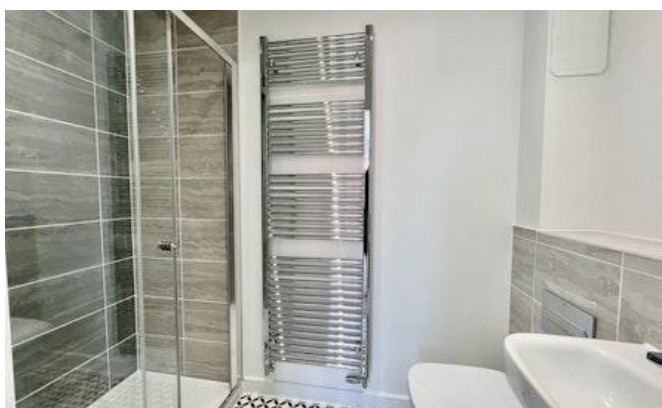
From Grantham High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue out of town via Manthorpe Road passing the hospital on the left-hand side, past Belton, through Barkston and onwards following the signs for Sleaford (A153). At the Ancaster crossroads turn left onto Ermine Street. Take the right turn onto Wilsford Lane, opposite the butchers, and continue along. The development is on the left-hand side.

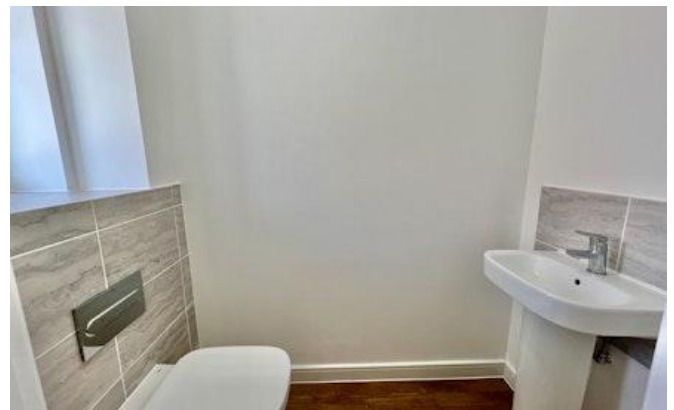
ANCASTER VILLAGE

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 Premier store and 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. 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

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

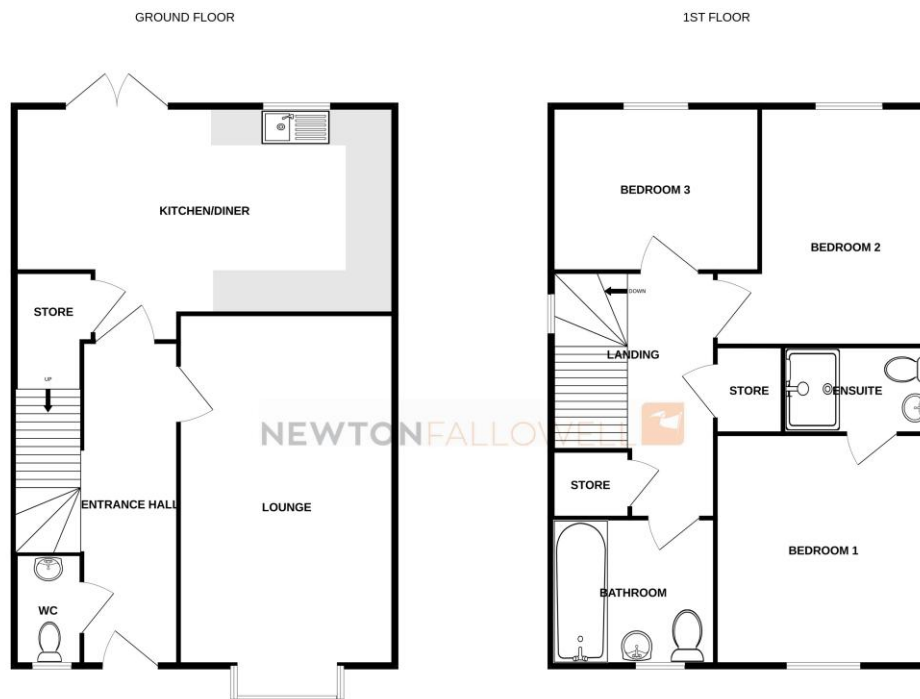
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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We 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.

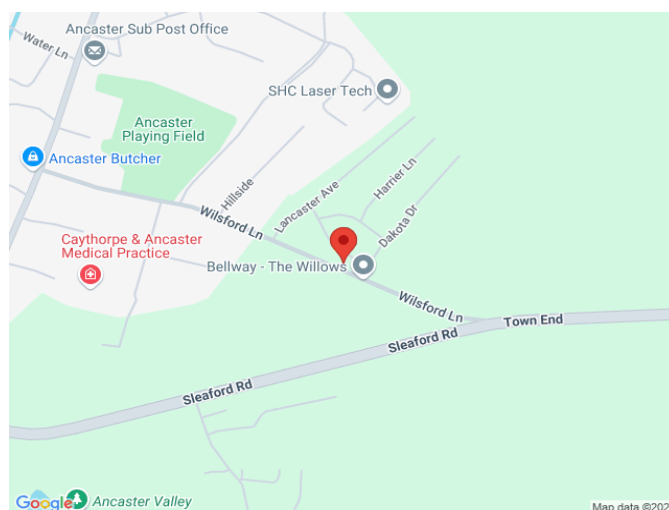
For more information please call in the office or telephone 01476 591900.



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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