



Mercia Drive, Ancaster,  
Grantham



**£345,000**

- Four Spacious Bedrooms
- Three Storey Property
- Detached Family Home
- Beautifully Presented Throughout
- Desirable Village of Ancaster
- Kitchen / Diner + Utility Room
- Freehold
- EPC rating D





An impressive four-bedroom, three-storey detached family home situated in the highly desirable village of Ancaster, ideally positioned between the market towns of Grantham and Sleaford, and within easy reach of Lincoln and Newark. The village itself offers a strong range of local amenities including a primary school, nursery, medical practice, public house, Co-op convenience store, and an active sports and social club.

The property benefits from oil-fired central heating, uPVC double glazing, and well-balanced accommodation arranged over three floors. The ground floor comprises a welcoming entrance hallway with staircase rising to the first floor and a convenient downstairs cloakroom. The dual-aspect lounge features a front-facing window and French doors opening onto the rear garden, creating a bright and inviting living space. The modern kitchen/diner is fitted with an extensive range of contemporary wall and base units and includes a built-in induction hob with extractor hood, electric oven, integrated dishwasher and fridge. A separate utility room provides plumbing for a washing machine, space for an additional under-counter appliance, and a door leading to the rear garden.





To the first floor are two well-proportioned double bedrooms, with the master bedroom enjoying ample built-in wardrobes and a stylish en-suite shower room. The second bedroom benefits from a walk-in wardrobe/storage cupboard. Completing this floor is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. The second floor offers two further spacious double bedrooms, ideal for family living or flexible home office use.

Externally, the property boasts a driveway providing ample off-road parking and a single garage with power and lighting. To the rear is a fully enclosed garden, mainly laid to lawn with extensive patio and gravelled seating areas, offering an excellent space for outdoor entertaining and family enjoyment.

Early viewing is highly recommended to appreciate the space, location and quality of this attractive village home.

## 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. 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.

## DIRECTIONS

From Grantham High Street continue on to Watgate 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 just past the Post Office on to Mercia Drive. The property is on the left-hand side.

## COUNCIL TAX

The property is in Council Tax Band C.

## AGENTS 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 required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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 £300 if you use their services.

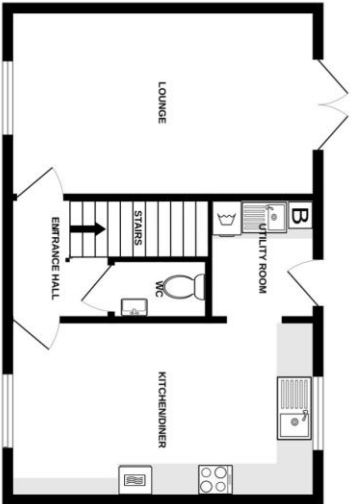
For more information please call in the office or telephone 01476 591900.



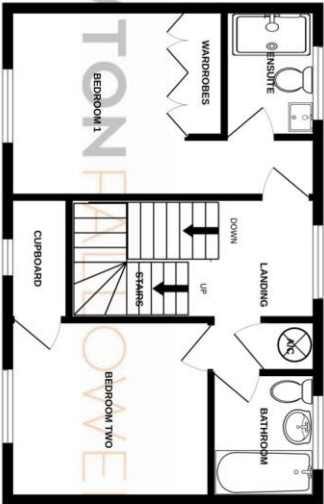




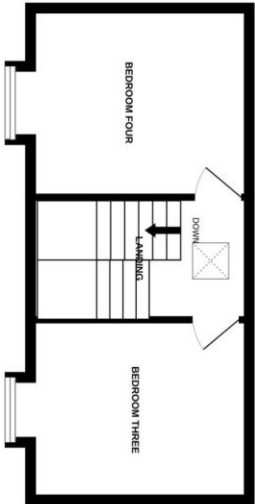
GROUND FLOOR



FIRST FLOOR



SECOND 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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