



Woodside Way, Ancaster, Grantham NG32 3SZ

welcome to

Woodside Way, Ancaster, Grantham

Spacious executive detached bungalow set on a generous plot in a quiet cul-de-sac position. Beautifully presented throughout, featuring versatile living space, three bedrooms, a sunroom, double garage, ample parking, and attractive gardens with patio areas perfect for outdoor entertaining.



Lounge

22' 7" Widest Point x 12' 5" (6.88m Widest Point x 3.78m)

Dining Room

10' x 9' 1" (3.05m x 2.77m)

Kitchen

12' 9" x 11' 5" Minimum (3.89m x 3.48m Minimum)

Utility Area

8' x 8' (2.44m x 2.44m)

Sunroom

10' 3" x 10' 5" (3.12m x 3.17m)

Principal Bedroom

12' 10" x 9' 4" (3.91m x 2.84m)

Built-in double wardrobes

En-Suite Shower Room

Bedroom Two

12' 10" x 8' 10" (3.91m x 2.69m)

Built-in double wardrobes

Bedroom Three

9' x 8' 4" (2.74m x 2.54m)

Family Bathroom

8' 3" x 5' 1" (2.51m x 1.55m)

Further Details

Ancaster is a highly sought-after village offering an excellent range of local amenities, including a primary school, train station, post office, doctor's surgery, pub incorporating a Chinese takeaway, butcher's shop and convenience store and playing field with sports club. The station provides direct rail links to Nottingham, Skegness and Grantham, with onward connections to London King's Cross, making it ideal for commuters. Regular bus services also connect the village with both Grantham and Sleaford.

The nearby market town of Grantham offers an extensive range of amenities, including supermarkets, secondary schools, leisure facilities, restaurants and a cinema. The area is well known for its attractive countryside, with local nature reserves, footpaths and bridleways providing fantastic opportunities for walking, cycling and outdoor pursuits.

Additional nearby attractions include Woodland Waters, offering fishing and birdwatching facilities, the historic cathedral city of Lincoln, the National Trust's Belton House and grounds, and the popular Rutland Water nature reserve are perfect leisure destinations.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Note¹

'The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved'.



view this property online williamhbrown.co.uk/Property/GST114672



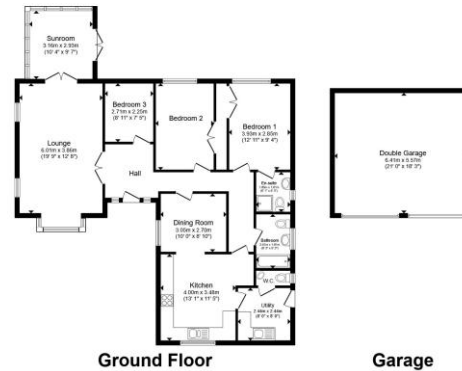
welcome to

Woodside Way, Ancaster Grantham

- Executive Detached Bungalow
- Spacious Lounge and Sunroom
- Large Kitchen and Utility Room
- Principal Bedroom with En-Suite
- Double Garage with Loft Space Potential

Tenure: Freehold EPC Rating: D

Council Tax Band: D



Total floor area 155.4 m² (1,673 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



guide price

£350,000 - £360,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114672



Property Ref:
GST114672 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk