

Brookside, Ancaster, Grantham NG32 3QT

william h brown

welcome to

Brookside, Ancaster, Grantham

Very spacious extended detached bungalow situated in a sought-after village location, occupying a generous plot with lovely open gardens. Offering flexible accommodation including two reception rooms, three bedrooms, a bathroom and separate shower/utility room, together with a good-sized driveway.













Entrance Hall
Glazed door leading into the entrance hall, with doors leading off to all rooms. Radiator, and carpeted flooring.

Lounge
12' 6" max x 15' (3.81m max x 4.57m)
With feature mock chimney breast, with wood surround fireplace, marble hearth and inset electric fire, carpeted flooring, large window to the front aspect providing lots of light. Radiator, and coving to the ceiling.

Dining Room
16' 3" x 10' 5" (4.95m x 3.17m)
Feature fireplace with a marble effect surround and hearth, with inset electric fire. Radiator to one wall, and a window to the front aspect. Hatch access to the kitchen. Carpeted flooring.

Breakfast Kitchen
17' 1" x 7' 11" (5.21m x 2.41m)
Having a range of cream coloured units at both floor and eye level,
with wood effect worksurfaces over, and decorative tiled splashbacks. Built in electric oven, hob and extractor hood above. White sink with a single drainer to one side and a mixer tap over. Fitted breakfast bar, and space for a fridge freezer. Radiator and laminate wood flooring. Two windows to the side aspect. Boiler for oil fired central heating. Hatch access to the dining room.

Conservatory
12' 6" x 8' 8" (3.81m x 2.64m)
This lovely size conservatory has double doors leading to the garden, glazed on three side sides with a tiled floor.

Inner Hallway
With a radiator to one wall, hatch access to the loft space, carpeted flooring. Door leading to a storage cupboard.

Bedroom One
10' 11" x 10' 9" (3.33m x 3.28m)
This double bedroom has a window to the rear aspect, radiator, a range of fitted wardrobes and carpeted flooring.

Bedroom Two
14' 5" x 8' 11" (4.39m x 2.72m)
Another good size bedroom with a window to the rear aspect, radiator, a range of fitted wardrobes and carpeted flooring.

Bedroom Three
7' 10" x 6' (2.39m x 1.83m)
With a feature skylight window, laminate floor and radiator.

Bathroom
Comprising of a bath with a shower over, low level wc and pedestal wash handbasin, radiator. part tiling to the walls, tiled flooring and two windows to the side aspect.

Utility Room/ Shower Room
This utility area/ shower room has a fitted shower cubicle, low level wc and wash hand basin. Wood effect tiling to the walls, radiator, laminate flooring. Built in worksurface with inset sink and plumbing for a washing machine below.

General Description Outside
To the front of the bungalow there is a garden area with mature shrubs and hedging. Double width driveway providing access to the garage and off road parking for multiple vehicles. Pathway leading to the front door and gate giving access to the side and rear garden.

To the rear of the bungalow, there is a feature paved patio area ideal for outside dining. The garden is mainly enclosed by hedging and fencing, to include a greenhouse, and the oil tank. The garden features a range of flower beds and mature shrubs.

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."

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Brookside, Ancaster Grantham

- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- DINING ROOM HAS POTENTIAL TO BE A FOURTH BEDROOM
- BATHROOM AND SHOWER ROOM
- GARAGE AND DRIVEWAY

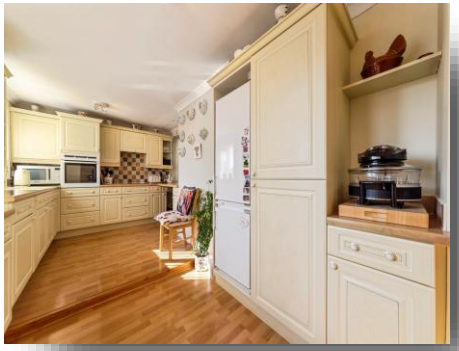
Tenure: Freehold EPC Rating: D
Council Tax Band: C

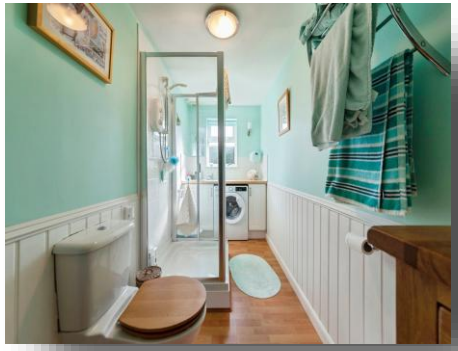


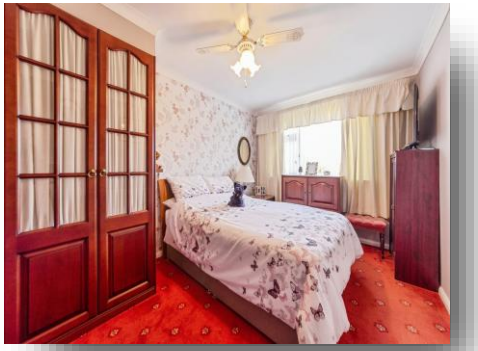
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

guide price

£295,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
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