



61 Ermine Street, Ancaster  
Grantham

£185,000

**David**Grace





## 61 Ermine Street

Ancaster, Grantham

Charming three-bedroom stone cottage in central Ancaster. Full of period features, with renovation potential, shared garden, and close to village amenities. Ideal project or family home.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Stone Cottage in Ancaster
- In need of Renovation and Redecoration Throughout
- Three Double Bedrooms
- Lounge and Kitchen with Pantry
- Downstairs WC and Shower Room Upstairs
- Stone Cottage with Period Features
- Rear Access to Shared Garden
- In the Heart of the Village of Ancaster
- Local Amenities including Award Winning Butchers on Your Doorstep
- EPC: TBC

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**Entrance Hall**

**Living Room**

16' 0" x 9' 11" (4.88m x 3.03m)

**Kitchen**

10' 0" x 10' 6" (3.06m x 3.20m)

**Pantry**

3' 11" x 11' 7" (1.20m x 3.54m)

**WC**

2' 11" x 5' 1" (0.90m x 1.54m)

**Cupboard**

**Landing**

**Bedroom 1**

10' 6" x 12' 8" (3.20m x 3.85m)

**Bedroom 2**

10' 10" x 12' 9" (3.29m x 3.89m)

**bedroom 3**

10' 8" x 6' 11" (3.26m x 2.10m)

**Bathroom**

5' 1" x 8' 9" (1.56m x 2.66m)





**COMMUNAL GARDEN**

**ON STREET**

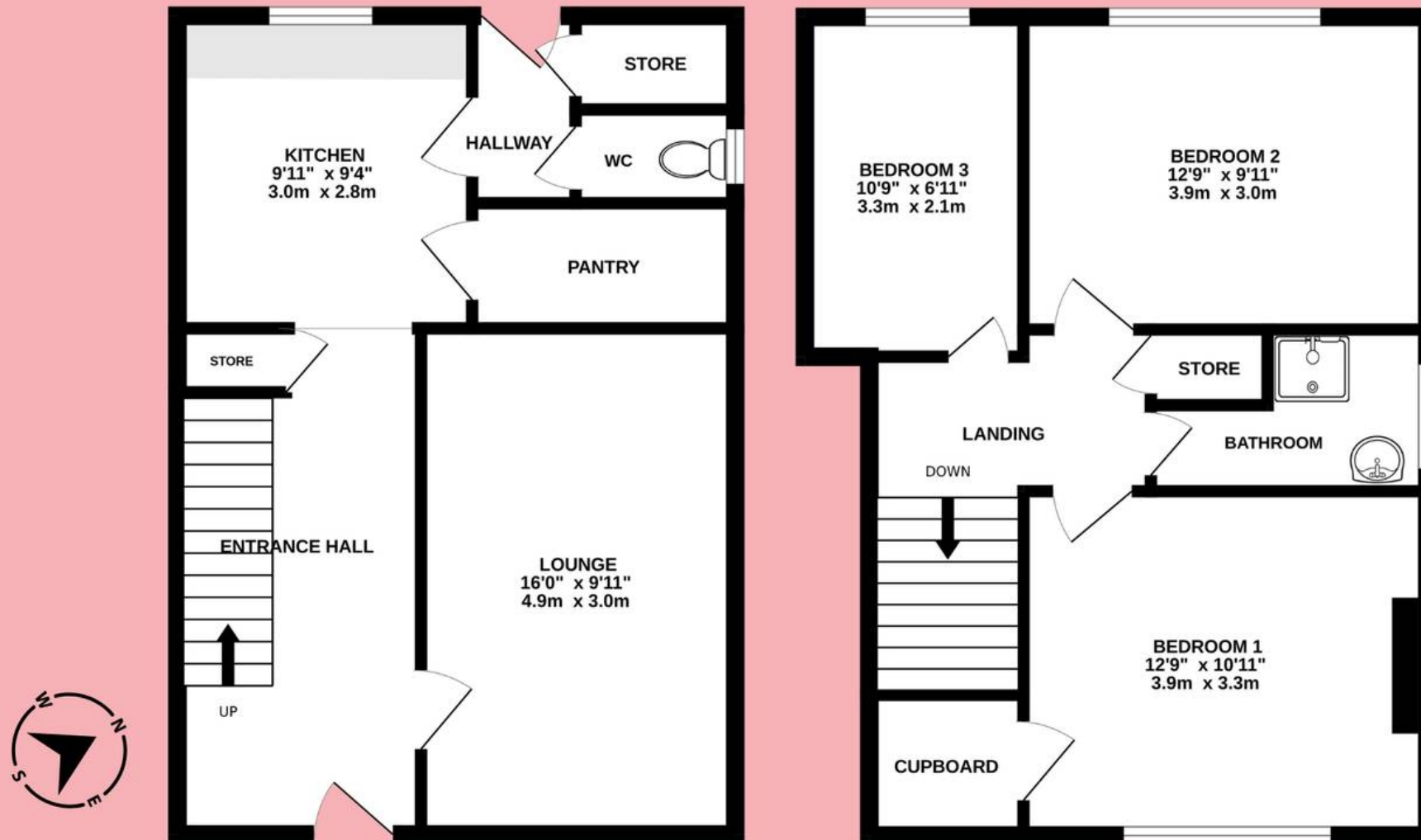
1 Parking Space



# Ermine Street, Ancaster

Approx Internal area: 931 sq ft/ 86.5 m<sup>2</sup>

**DavidGrace**  
A NEWTON FAMILY ESTATE AGENCY



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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).



## David Grace Estate Agents

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