



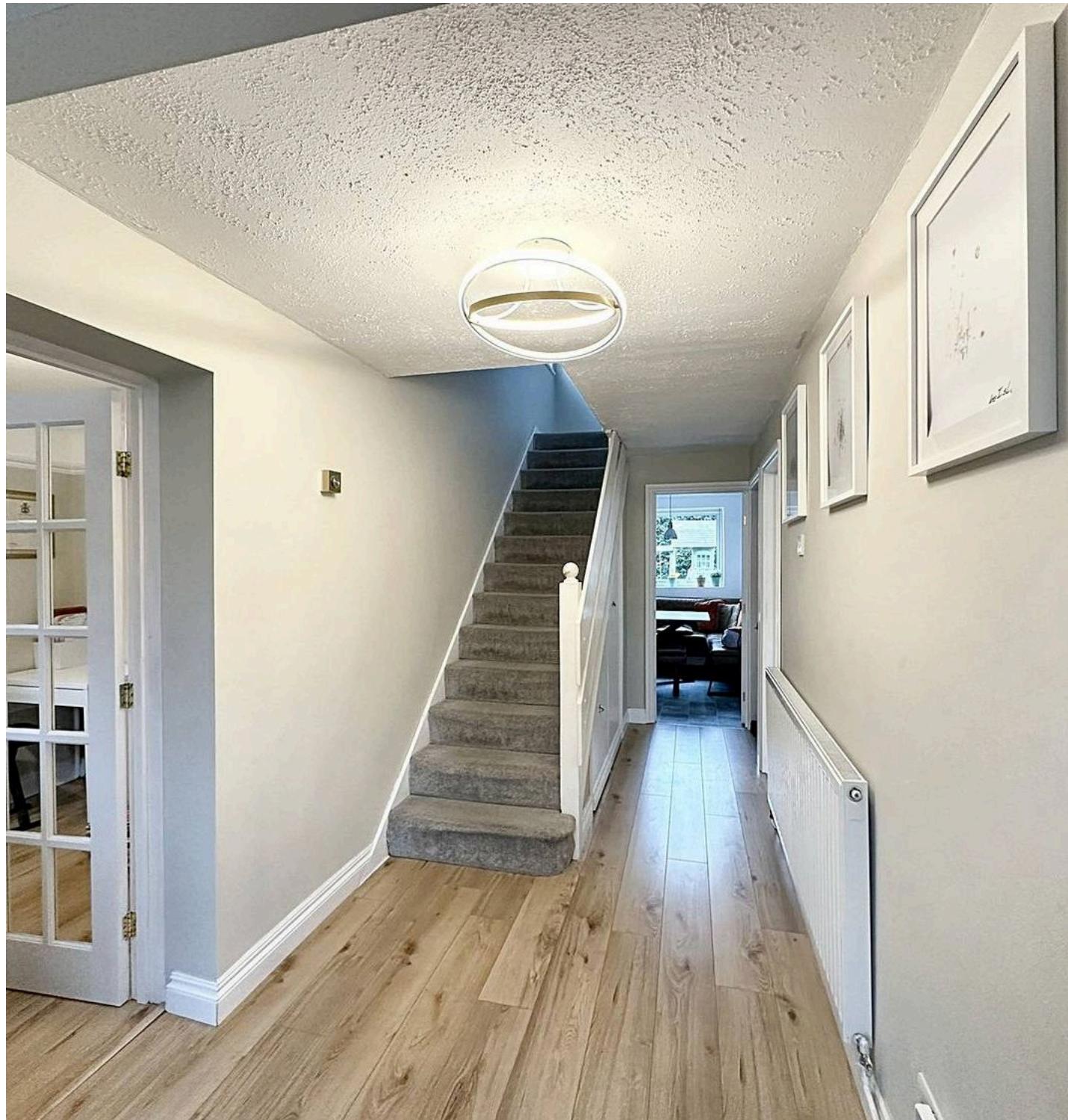
28 St. Martins Way, Ancaster

Grantham

£325,000

David Grace





28 St. Martins Way

Ancaster, Grantham

Beautifully renovated 3-bed detached home in Ancaster. Spacious rooms, modern kitchen, home office, large garden, plenty of parking, and great schools nearby, perfect for family living. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Great Village Location of Ancaster - Close to Grantham and Sleaford
- Stylishly Renovated
- Spacious Open Plan Kitchen with Island and Dining Area
- Separate Lounge and Flexible Second Reception Room
- Dedicated Home Office for Remote Working
- Utility Room and Downstairs Shower Room
- Two Generous Double Bedrooms Plus Versatile Single
- Modern, Well-Appointed Family Bathroom
- Partial Garage for Storage and Parking for Two Cars
- EPC - D

**Entrance Hall**

15' 1" x 7' 8" (4.60m x 2.34m)

Study

7' 0" x 6' 3" (2.14m x 1.91m)

Lounge

13' 0" x 12' 5" (3.96m x 3.78m)

Dining Room

12' 0" x 10' 4" (3.66m x 3.15m)

Kitchen/Diner

9' 11" x 23' 1" (3.02m x 7.04m)

Utility Room

5' 4" x 13' 5" (1.62m x 4.08m)

Shower Room

3' 10" x 7' 2" (1.18m x 2.18m)

Landing

10' 8" x 9' 10" (3.25m x 2.99m)

Bedroom 1

13' 1" x 12' 5" (3.99m x 3.78m)

Bedroom 2

11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom 3

7' 10" x 9' 0" (2.39m x 2.74m)

Bathroom

6' 6" x 9' 10" (1.98m x 2.99m)





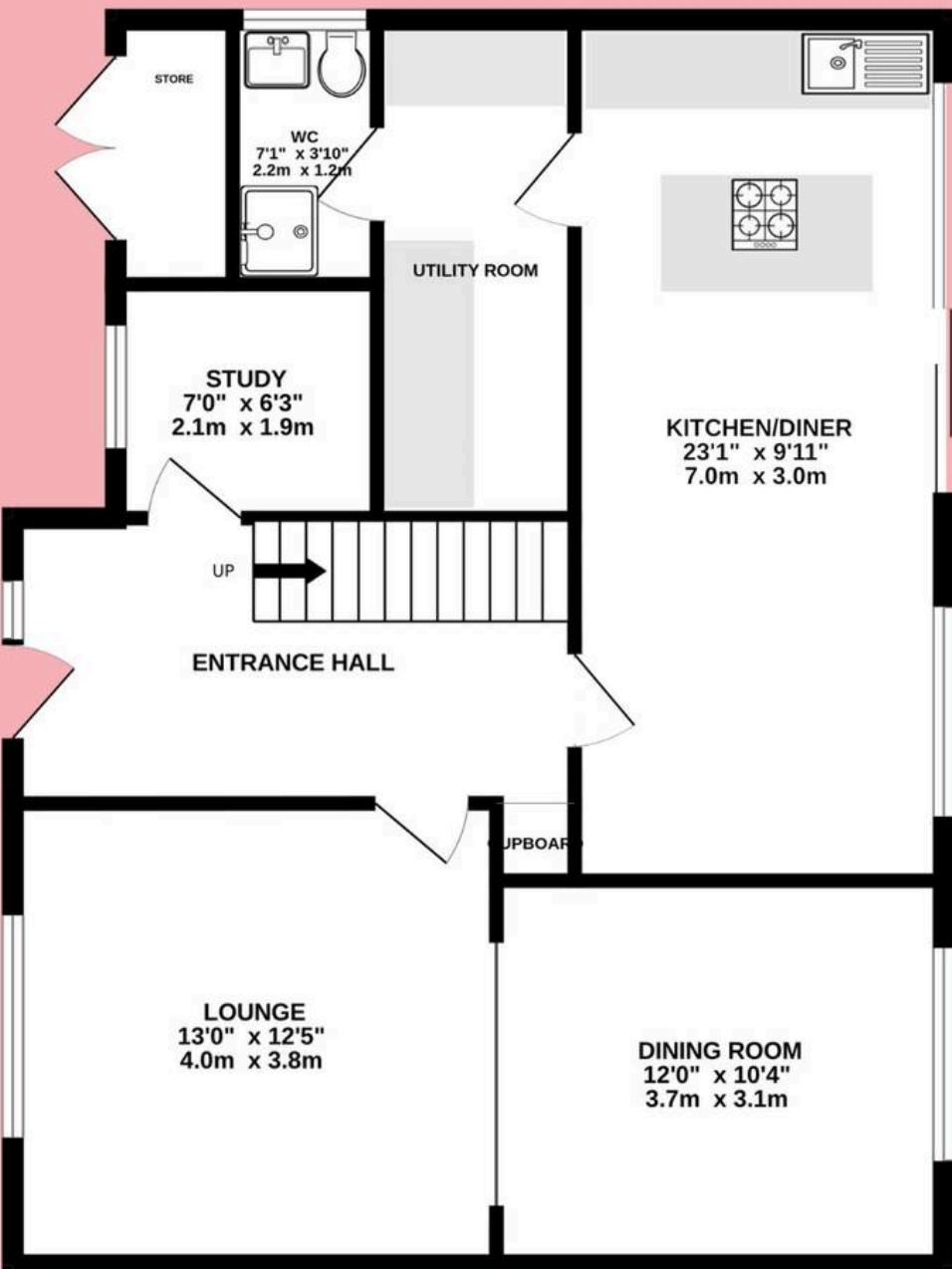
GARDEN

DRIVEWAY

2 Parking Spaces





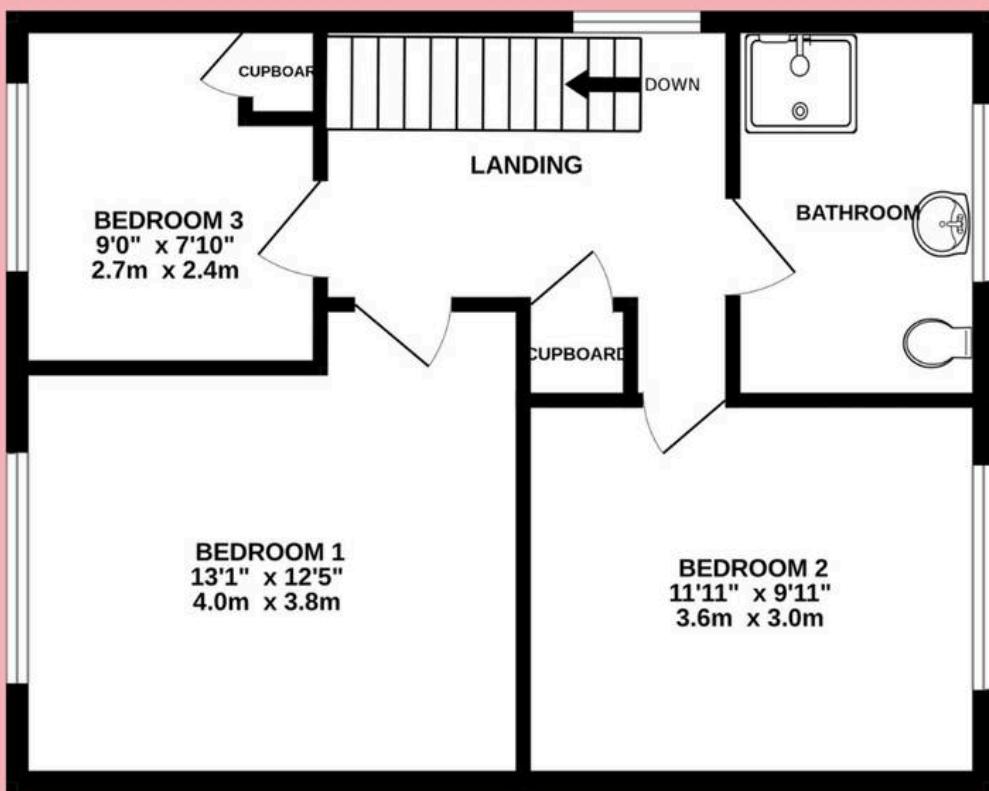


St. Martins Way, Ancaster

Approx Internal area: 1,292 sq ft / 120 m²



DavidGrace
A NEWTON FAMILY ESTATE AGENCY





David Grace Estate Agents

71 High Street, Grantham - NG31 6NR

01476 833833 • sell@davidgrace.co.uk • www.davidgrace.co.uk

David Grace