



**Brookside, Ancaster, Grantham NG32 3QT**

**welcome to**

**Brookside, Ancaster, Grantham**

\*GUIDE PRICE £190,000 - £210,000\* - Lovely detached bungalow in the very popular village of Ancaster. Good sized plot with gardens front and rear, spacious accommodation, driveway and timber garage. Good access to the local amenities. Call us on 01476 566363 to view.



## **Entrance Hall**

Entering the property to the side through a part glazed door into the entrance hall with carpet, radiator and access into all rooms.

## **Lounge**

19' 5" x 11' 5" ( 5.92m x 3.48m )

Dual aspect room with windows to both the front and side aspects, feature fireplace with a wood mantle, brick and tile hearth, and two radiators.

## **Kitchen Diner**

19' 4" x 9' 4" ( 5.89m x 2.84m )

Spacious kitchen diner with windows to both side aspects, comprising of a range of white units to both the floor and eye level with wood worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated oven, hob with extractor hood above, space for a washing machine and fridge freezer. Herringbone style vinyl flooring, two radiators and patio doors leading out onto decking.

## **Bedroom One**

12' 5" x 9' 10" ( 3.78m x 3.00m )

With a window to the rear aspect, carpet and a radiator.

## **Bedroom Two**

9' 10" x 6' 9" ( 3.00m x 2.06m )

With a window to the side aspect, built-in wardrobe, carpet, and radiator.

## **Bathroom**

6' 1" x 5' 8" ( 1.85m x 1.73m )

With a window to the side aspect, bath with shower over, pedestal wash hand basin, low level WC, tiling to both the walls and floor and a heated towel rail.

## **General Description Outside**

Open frontage with lawn and a gravel driveway with space for approximately 2 vehicles which leads to a timber garage. Gravel pathway to the side and the entrance. Gated access to the rear garden.

Lovely rear garden with a raised decking area and steps to the lawn, raised borders, enclosed by fencing.



***view this property online*** [williamhbrown.co.uk/Property/GST113564](http://williamhbrown.co.uk/Property/GST113564)



welcome to

## Brookside, Ancaster Grantham

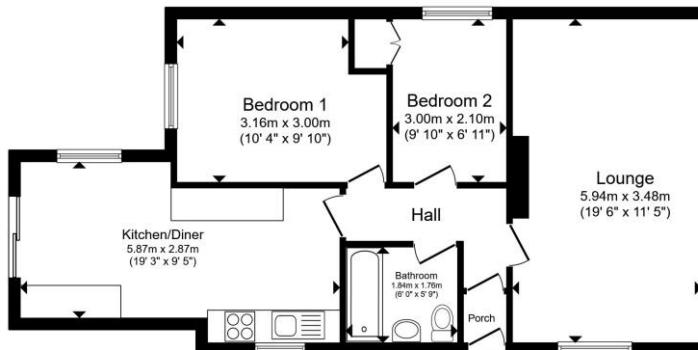
- Detached Bungalow
- Spacious Accommodation
- Good Sized Lounge and Kitchen Diner
- Two Bedrooms
- Driveway, Gardens and Timber Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

**£190,000 - £210,000**



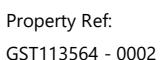
Total floor area 65.2 m<sup>2</sup> (702 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any 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.io

william  
h brown



**view this property online** [williamhbrown.co.uk/Property/GST113564](http://williamhbrown.co.uk/Property/GST113564)

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.



Property Ref:  
GST113564 - 0002

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

william h brown



**01476 566363**



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)