



Bourne Road Estate, Colsterworth, Grantham NG33 5JQ



welcome to

Bourne Road Estate, Colsterworth, Grantham

GUIDE PRICE £260,000 - £270,000 - EXTENDED semi-detached house in the very popular village of Colsterworth. Good sized plot with spacious accommodation including breakfast kitchen, lounge, three bedrooms and bathroom. Driveway, gardens front and rear and a garage. Viewing Essential



Entrance Porch/Hallway

Entering the property to the front through a part glazed door into the entrance porch and hallway, with laminate wood flooring, radiator, under stairs storage cupboard, window to the rear aspect, access into the garage, downstairs cloakroom, lounge and breakfast kitchen. Staircase rising to the first floor landing.

Downstairs Cloakroom

With a window to the rear aspect, wash hand basin, low level WC, radiator and tiled flooring.

Lounge

25' 10" x 10' 11" (7.87m x 3.33m)

With two windows to the front aspect, feature inset electric fire, laminate wood flooring, coving to the ceiling, storage cupboard, and a radiator.

Breakfast Kitchen

25' 1" x 12' widest point (7.65m x 3.66m widest point)

Lovely dual aspect room with windows to both the side and rear aspects, having a range of beech effect units to both the floor and eye level with worktops over, freestanding double style oven with hob and extractor hood above, black sink, drainer and mixer tap. Space for washing machine, fridge freezer and dishwasher. Tiled flooring, radiator, plenty of space for a dining table and part glazed door leading out to the rear garden.

First Floor Landing

With a window to the side aspect, carpet, hatch access to the loft and door access into the bedrooms and family bathroom.

Bedroom One

13' 9" x 10' 11" (4.19m x 3.33m)

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

Bedroom Two

11' 10" x 10' 11" (3.61m x 3.33m)

With a window to the front aspect, carpet and a cupboard housing the boiler.

Bedroom Three

10' 6" x 6' 11" (3.20m x 2.11m)

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

Family Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)

With a window to the rear aspect, bath with a shower over, pedestal wash hand basin, low level WC, tiling to the walls and floor and a radiator.

General Description Outside

To the front of the property there is a gravel driveway large enough for two vehicles, lawn with hedging surrounding.

The rear garden features lawn with shrubs, patio area, perfect for outside dining and entertaining. The garden is divided by a small wall with steps and fence surrounding. Benefitting from a shed. Long garage which has a window to the rear and personal access door into the garden.

Garage double length with an up and over door, power and lighting.

Agents Note:

The Solar Panels are on a 25 year lease with A Shade Greener - Energy provided vendor can use and any feed left goes back to the company.

A Shade Greener maintains and services the equipment.

"We are advised that the Solar Panels at this property are Leased on a 25 year lease, prospective buyers must satisfy themselves regarding this, further details upon request"



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Bourne Road Estate, Colsterworth Grantham

- Extended Semi-Detached House
- Good Sized Plot
- Spacious Accommodation
- Three Bedrooms
- Driveway, Garage and Gardens

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A



guide price

£260,000 - £270,000

Total floor area 140.9 m² (1,517 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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114084 - 0003

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