Pigott & Hall

RESIDENTIAL

FOR SALE BY PRIVATE TREATY

Modern 4 Bedroom Town House
28 Minerva Close, Ancaster, Grantham, NG32 3LJ



Priced to sell, this modern town house is too good an opportunity to miss with open views to the front and on a cul-de-sac in the historic village of Ancaster has extensive accommodation over 3 floors comprising entrance hall, kitchen, dining room, cloak room, living room, 4 double bedrooms, master with en-suite, and family bathroom. Brick built with a tiled roof, the property has a driveway, secure car port, single attached garage and an enclosed rear garden, full central heating from an energy efficient Ariston electric hot water cylinder, upvc double glazing, EPC C, Council tax band D and is sold with no upwards chain.

PRICE: Offers Over £200,000

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ANCASTER is a village and civil parish in the South Kesteven district of Lincolnshire, England, on the site of a Roman town. The civil parish includes the settlements of Sudbrook and West Willoughby.

Located just off the A153, the village is handy for Sleaford, Grantham and Lincoln, the North and South via the A1, and there is a high speed train link to London King's Cross in just over an hour from Grantham Railway Station.

Among its amenities are a Church of England primary school, an acclaimed butcher, Coop shop, a small railway station on the Nottingham–Skegness line, a post office, petrol station and public house. There is a sports and social club associated with the playing field, which hosts Ancaster Cricket Club. West of the village is Woodland Waters, a holiday park with fishing and camping site, which has a restaurant, bar and venue. There are also two nearby nature reserves, each a Site of Special Scientific Interest. The village's Grade I listed Anglican parish church is dedicated to St Martin.

Approached from the road side along the drive to the front door with canopy over and into the **ENTRANCE HALL** with double glazed, composite door, radiator, small understairs cupboard and doors to:

DINING ROOM:
4.59m (15') max. x 3.14m (10'03")

with radiator, UPVC double glazed sliding door to garden and opening to:



KITCHEN:
4.23m (13'10") x 2.52m (8'03")

Approached from the **ENTRANCE HALL** and through to the **DINING ROOM** with range of fitted floor and wall units, worksurfaces, stainless steel one and a half sink with drainer, built in electric hob and high level double oven, radiator, UPVC double glazed window.



CLOAKROOM with close couple wc, pedestal wash basin, radiator and extractor fan.

Stairs from the **ENTRANCE HALL** lead to the **FIRST FLOOR LANDING** with **AIRING CUPBOARD** with ARISTON hot water cylinder and doors to:

LIVING ROOM:
4.91m (16'01") x 3.45m (11'03")

with 2 radiators and 2 UPVC double glazd windows



BEDROOM 1:
3.58m (11'08) x 3.13m (10'03")

with built-in wardrobe, radiator, UPVC double glazed window and **EN-SUITE SHOWER** with fully tiled shower cubicle, close couple w.c., pedestal sink and radiator.



BEDROOM 4:
2.65m (8'08") x 2.51m (8'02") Max.

with built in cupboard, UPVC double glazed window and radiator.



Stairs from the **FIRST FLOOR LANDING** lead to the **SECOND FLOOR LANDING,** with double glazed Velux window and doors to:-

BEDROOM 2:
4.10m (13'05") x 3.44m (11'03") Max.
HEADROOM AFFECTED BY SLOPE.

with UPVC double glazed window and radiator.



BEDROOM 3:
4.58m (15') x 2.92m (9'06") Max.
HEADROOM AFFECTED BY SLOPE.

with UPVC double glazed window and radiator.



BATHROOM:
2.65m (8'08") x 2.51m (8'02") Max.

with bathroom suite comprising bath, pedestal, close couple w.c., radiator and Velux window.



OUTSIDE:

To the front is a driveway and path, with remote controlled garage door to the car porch and throuh to the single garage attached to neigbouring garages, and gate leading to the **ENCLOSED REAR GARDEN** with patio area and artificial grass lawn.







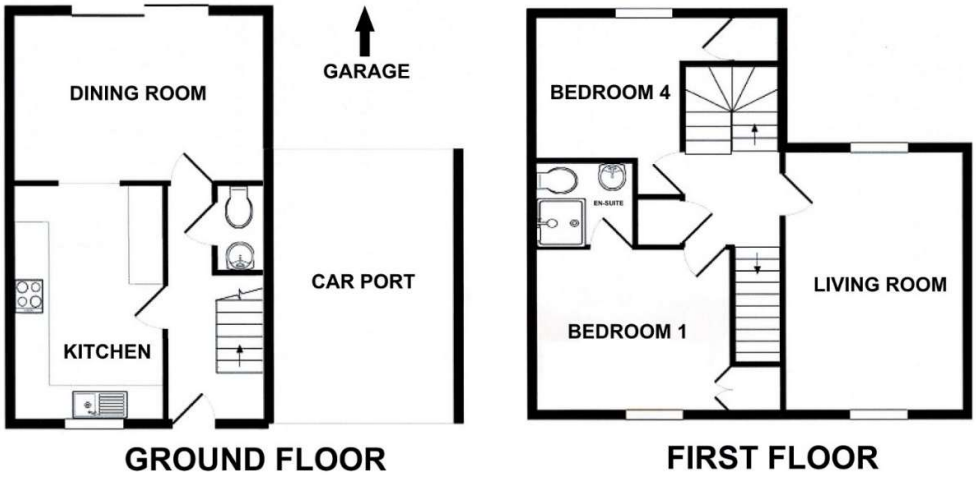


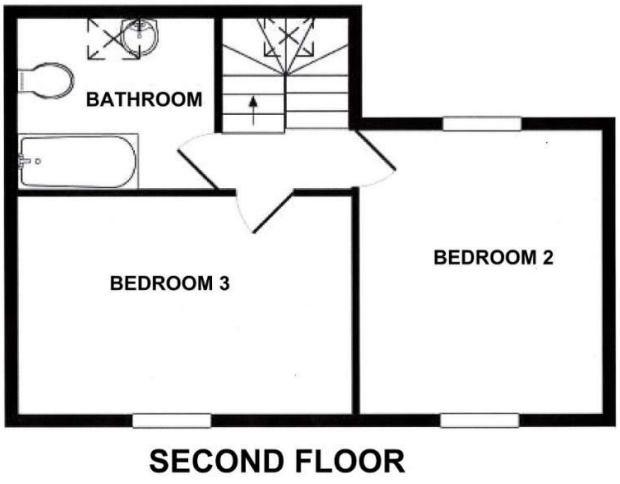

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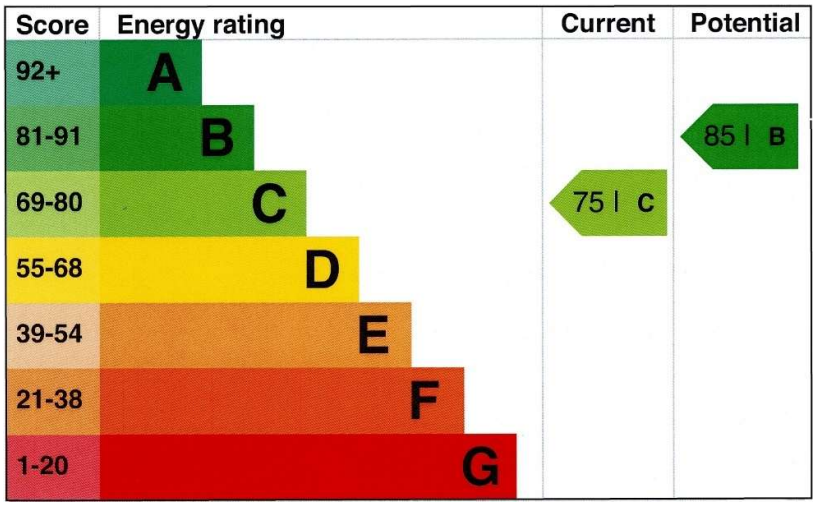





DINING ROOM
GARAGE
KITCHEN
CAR PORT
GROUND FLOOR
BEDROOM 4
EN-SUITE
LIVING ROOM
BEDROOM 1
FIRST FLOOR


BATHROOM
BEDROOM 3
BEDROOM 2
SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



SERVICES: There is no gas to the property. Mains drainage and sewer connected with water metered. The fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. where present central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: From the VOA web site the property is classified as Band D.

EPC RATING: C75

BROADBAND: Suggested speeds available on the Ofcom Broadband checker in this area - https://checker.ofcom.org.uk/ - indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different;

MOBILE: available from the Ofcom Mobile checker - https://checker.ofcom.org.uk/
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages.

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins) and taken between internal walls.

PARKING: The property has driveway parking, a car porch and single attached garage and there is some street parking available also

MONEY LAUNDERING: Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'

POSSESSION: Vacant possession of this **FREEHOLD** property can be given upon completion.
VIEWING: By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY **T.** 01476 592550 www.pigottandhall.com