



The Crescent, Wilsford



£215,000

- Established Semi Detached House
- Large Kitchen/Dining Room
- Situated in Village Conservation Area
- Sitting Room and Conservatory
- Large South East Facing Garden
- Three Bedrooms
- Freehold
- EPC rating U



A mature semi-detached house situated close to the centre of the village and within a Conservation Area. The house stands in a slightly elevated position set back from Main Street and benefits from generous south east facing gardens to the rear. The property would benefit from some updating, however the house offers spacious accommodation and will appeal to anyone looking to put their own stamp on an affordable village home. The accommodation is relatively spacious and briefly comprises as follows: Entrance Hall, kitchen/dining room, living room, utility room, WC, first floor landing THREE BEDROOMS and a bathroom/WC. Oil fired central heating and replacement double glazing are installed. Outside there are gardens to the front and rear and a communal parking bay close by. The property is offered for sale with vacant possession and NO ONWARD CHAIN. Viewing by appointment only.

ACCOMMODATION

ENTRANCE HALL

2.14m x 3.92m (7'0" x 12'11")

Having double glazed entrance door, staircase off to the first floor, radiator, fitted work station with bookshelves over.

KITCHEN/DINING ROOM

3.59m x 5.73m (11'10" x 18'10")

Fitted with a range of light wood style cupboards including a central glazed display cabinet, one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor over, uPVC double glazed windows to the front elevation, radiator, coving, central heating thermostat and archway to the sitting room. There are also uPVC double glazed patio doors to the conservatory.





CONSERVATORY

2.39m x 4.56m (7'10" x 15'0")

of uPVC double glazed construction with radiator and uPVC double glazed French doors to the garden.

SITTING ROOM

3.45m x 3.92m (11'4" x 12'11")

With uPVC double glazed window to the rear, an open hearth stone fireplace with side plinth, fitted mahogany shelving, coving and radiator.

UTILITY ROOM

2.14m x 5m (7'0" x 16'5")

With uPVC double glazed window to the side aspect, stainless steel sink and drainer, Worcester oil fired central heating boiler, tiled floor, radiator and built-in cloaks cupboard containing the electrical consumer unit.

WC

1.36m x 1.77m (4'6" x 5'10")

Containing low level WC., wash basin, uPVC obscure double glazed window to the side aspect and radiator.

FIRST FLOOR LANDING

2.16m x 2.68m (7'1" x 8'10")

With uPVC double glazed window to the front elevation, radiator, loft hatch access.

BEDROOM 1

3.47m x 3.55m (11'5" x 11'7")

With uPVC double glazed window to the rear, a full width range of fitted wardrobes, radiator.

BEDROOM 2

3.17m x 3.45m (10'5" x 11'4")

With uPVC double glazed window to the rear aspect, full width fitted wardrobes incorporating airing cupboard with hot water cylinder, radiator.

BEDROOM 3

2.15m x 3.14m (7'1" x 10'4")

With uPVC double glazed window to the front aspect, built-in wardrobe and radiator.

BATHROOM

1.67m x 2.14m (5'6" x 7'0")

With uPVC double glazed obscure window to the side aspect, a suite comprising panelled bath with Triton electric shower over, pedestal wash basin and low level WC., fully tiled walls and radiator.

OUTSIDE

There is a communal parking bay nearby to the front and other householders have arranged for off-road parking within their front gardens. The property stands behind a front garden laid to lawn with established borders and shrubs, hawthorn tree and garden tap. The rear garden is of a generous size and enjoys a good level of privacy with lawn, established borders, apple tree, large magnolia and specimen conifers, patio, GREENHOUSE, oil storage tank and gateway to the rear leading to a public pathway.

SERVICES

Mains water, electricity and drainage are connected and the property has oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band A.

WILSFORD

Wilsford is a pleasant village approximately 2 miles from the larger village of Ancaster, it has a public house and bus service etc. Ancaster, approximately 8 miles to the north east of Grantham and 6 miles west of Sleaford offers doctors surgery, local Post Office and Premier store, respected Junior School, butchers, Co-op, public house, takeaway, mobile fresh fish van, train station and regular bus route to both Grantham and Sleaford. There is the neighbouring Woodland Waters beauty spot and campsite and also easy access to the A17.





DIRECTIONS

From High Street continue on to Watergate following the one way system turning right onto Broad Street and left onto Brook Street. Continue over the Manthorpe Road traffic lights, passing Grantham Hospital and out of town. Continue past Belton and Syston, through Barkston and continue along the A153. Go over the Ancaster crossroads and on to Wilsford. As you drive through the village along Town End, take the right fork on the bend onto Main Street and The Crescent is on the right-hand side.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

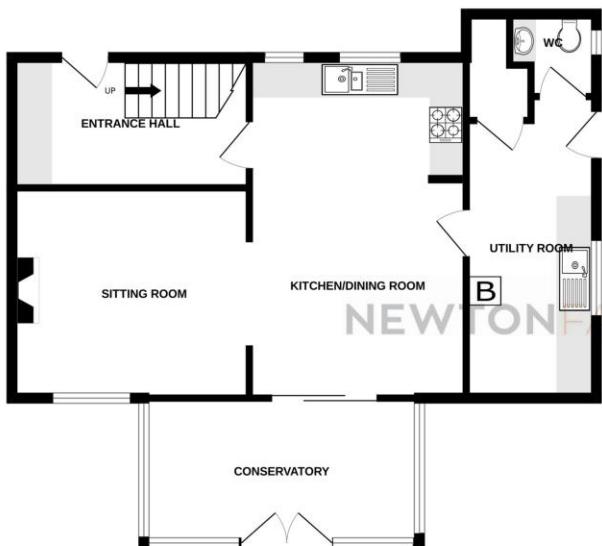
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For more information please call in the office or telephone 01476 591900.



Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Newton Fallowell

01476 591900
grantham@newtonfallowell.co.uk