



11 Charlestown, Ancaster  
Grantham

£190,000

**David**Grace





## 11 Charlestown

Ancaster, Grantham

Three-bedroom end-terrace in Ancaster set over three floors. Flexible living space, main bedroom suite, west-facing garden, driveway with EV charger and a versatile garden store with power.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 3 Bedroom End of Terrace in Village Location of Ancaster
- Flexible Living Over 3 Floors
- Spacious Living Room Overlooking Garden and Separate Kitchen
- Additional Reception Room - Office/Snug/Dining
- Bedroom 1 with Ensuite
- Two Further Double Bedrooms
- Family Bathroom and Downstairs WC
- Driveway Parking with EV Charger
- Store with Power and Light and West Facing Garden
- EPC - E



**Hallway**

**Kitchen**

9' 2" x 9' 6" (2.80m x 2.90m)

**WC**

**Lounge**

19' 4" x 12' 2" (5.90m x 3.70m)

**Dining Room**

11' 2" x 8' 2" (3.40m x 2.50m)

**Store**

**Landing**

**Bedroom 2**

9' 6" x 7' 10" (2.90m x 2.40m)

**Bedroom 3**

9' 2" x 7' 7" (2.80m x 2.30m)

**Bathroom**

**Bedroom 1**

13' 1" x 12' 2" (4.00m x 3.70m)

**Ensuite**





**GARDEN**

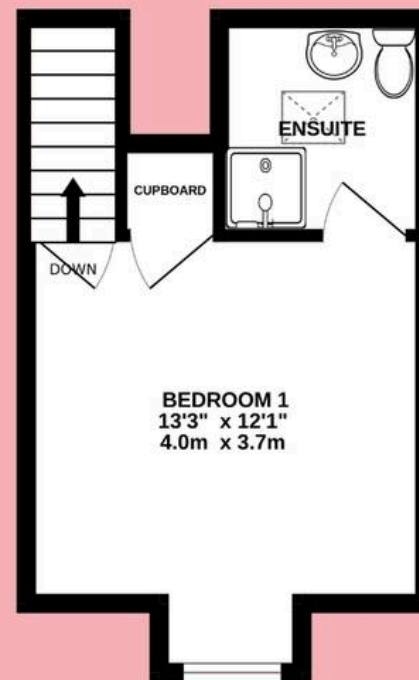
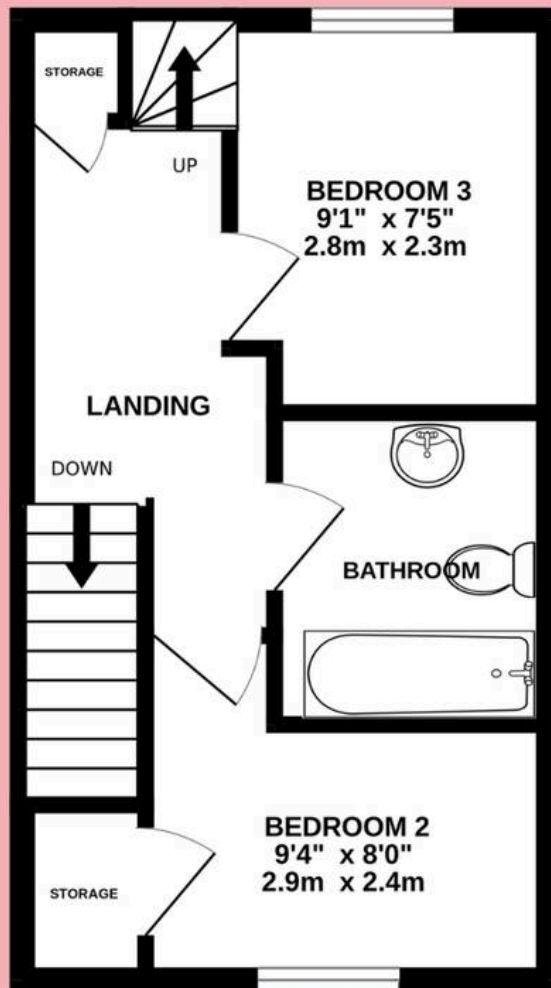
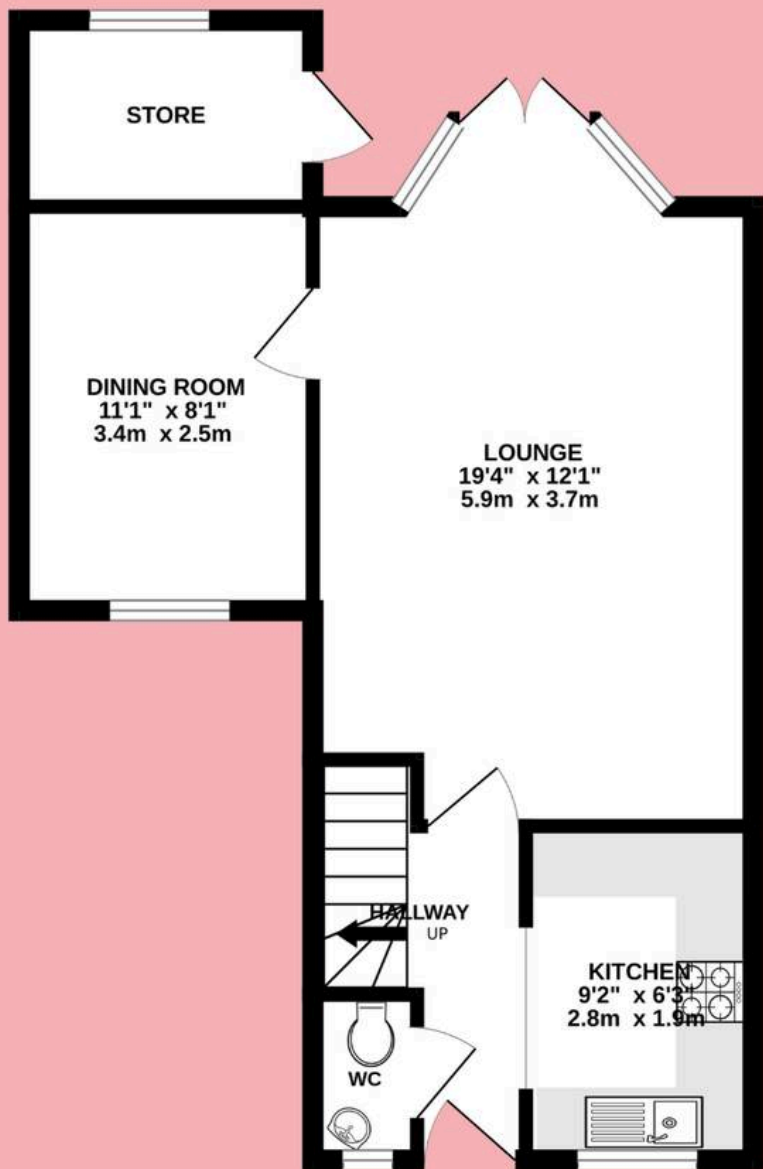
**DRIVEWAY**

**EV CHARGING**



# Charlestown, Ancaster

Approx Internal area: 943.994sq ft/ 87.7m<sup>2</sup>





## David Grace Estate Agents

71 High Street, Grantham - NG31 6NR

01476 833833 • [sell@davidgrace.co.uk](mailto:sell@davidgrace.co.uk) • [www.davidgrace.co.uk](http://www.davidgrace.co.uk)

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