



**Wilsford Lane, Ancaster, Grantham NG32 3PS**

**welcome to**

**Wilsford Lane, Ancaster, Grantham**

Stunning detached period home in the very popular village of Ancaster. Located on a good sized plot this spacious family home offers two reception rooms, kitchen diner, shower room and family bathroom and three bedrooms. Plenty of outdoor space for entertaining. Viewing is Essential.



### **Entrance Hall**

Beautiful light and airy entrance hallway with a part glazed door and original stained glass leaded windows to the door surround, carpet, radiator, understairs storage, Victorian style cornicing and access into both reception rooms and kitchen diner.

### **Lounge**

17' Into Bay x 13' 8" ( 5.18m Into Bay x 4.17m )

Lovely bay window to the front and window to the side aspect, feature fireplace with detailed surround, tiled hearth and grate fire. Built-in shelving, carpet, radiator, Victorian style cornicing to the ceiling and deep skirting boards. Double glazed doors leading into the kitchen diner.

### **Sitting Room**

16' 7" Into Bay x 13' 11" ( 5.05m Into Bay x 4.24m )

Beautiful bay window to the front and window to the rear aspect, feature open fireplace with detailed surround, hearth and inset log burning stove and carpet. Built-in storage and shelving, two radiators, Victorian style cornicing to the ceiling and deep skirting boards.

### **Kitchen Diner**

21' 6" x 13' 1" ( 6.55m x 3.99m )

Lovely dual aspect room with windows to both side aspects and having a range of wood units to the floor with wood worktops over, white sink, drainer and mixer tap. Built-in shelving, grey cupboards and grey island for storage with an inset Belling double oven with hob (the sale of the oven is negotiable) and extractor hood above. Wood effect laminate flooring, underfloor heating, deep skirting boards, built-in dishwasher and space for fridge freezer. Door access into the utility.

### **Utility**

7' 7" x 4' 4" ( 2.31m x 1.32m )

With a window to the side aspect, wood worktop, space and plumbing for appliances, deep skirting boards and open through to the shower room.

### **Downstairs Shower Room**

Modern shower room with a shower cubicle with wall boarding, vanity sink unit, low level WC, tiling to both the walls and floor with underfloor heating, heated towel rail and spotlights to the ceiling.

### **First Floor Landing**

Landing with open balustrade, window to the front aspect, carpet, radiator and access into the bedrooms and family bathroom.

### **Bedroom One**

14' x 13' 11" ( 4.27m x 4.24m )

With windows to both the front and side aspects, built-in wardrobe, feature lead fireplace, surround and tile hearth, carpet, two radiators, Victorian style cornicing and deep skirting boards.

### **Bedroom Two**

14' 8" x 12' 11" ( 4.47m x 3.94m )

Dual aspect double bedroom with windows to both the front and rear aspects, built-in storage, feature lead fireplace with surround and tile hearth, radiator, carpet, deep skirting boards and coving to the ceiling.

### **Bedroom Three**

12' 9" x 10' 2" ( 3.89m x 3.10m )

Another double room with a window to the side aspect, feature lead open fireplace, carpet, radiator and deep skirting boards.

### **Family Bathroom**

13' 1" x 7' 10" ( 3.99m x 2.39m )

Good sized bathroom with a window to the rear aspect, bath, double shower cubicle with wall boarding, pedestal wash hand basin, low level WC, half tiling to the walls. Airing cupboard with storage, wood effect flooring, radiator, spotlights and coving to the ceiling.

### **General Description Outside**

Electric gates, stone walling and block paved driveway to the front with a double carport/garage. Seating areas for lounging, borders with planting, small feature pond and gated access through to the rear.

Further seating area to the rear with raised planting, enclosed with gated access to the road.

### **Agents Note:**

The property benefits from extensive renovation by the current owners including a replacement boiler and replacement of all windows with high quality UPVC sash windows.



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## Wilsford Lane, Ancaster Grantham

- Detached Period Family House
- Stunning features Throughout
- Shower Room and Family Bathroom
- Three Double Bedrooms
- Good Sized Plot with Parking & Gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: D



fixed price

**£389,950**

Total floor area 187.6 m<sup>2</sup> (2,021 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 inspections. Powered by [www.propertybox.io](http://www.propertybox.io)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114280 - 0003

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