



112a Ermine Street, Ancaster

Guide Price £165,000

 **NEWTON FALLOWELL**

112a Ermine Street

Ancaster, Grantham

Well presented 3 bedroom mid townhouse in Ancaster. Set over 3 floors with lounge diner, kitchen, 2 bathrooms, rear garden, garage. Close to amenities. Ideal first home or buy to let.

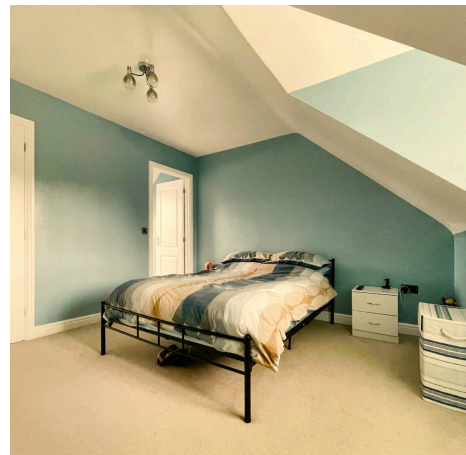
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Village Location
- Good Range of Amenities
- Ideal First Time Purchase
- Or Investment
- Accommodation over Three Floors
- Lounge Diner
- Three Bedrooms
- Master With En-Suite
- Single Garage
- Viewwng Essential





ENTRANCE HALL

Having thermostat, vertical radiator and stairs rising to the first floor.

KITCHEN

9' 6" x 5' 7" (2.90m x 1.70m)

Having base level cupboards and drawers with kick plate heater and matching eye level units, work surfacing with inset stainless steel sink and drainer, ceramic hob with electric oven beneath and extractor over, space for upright fridge freezer, space and plumbing for washing machine, metro style tiling to the walls and uPVC double glazed window to the front.

CLOAKROOM

With uPVC obscure double glazed window to the front aspect, low level WC., corner wash basin and radiator.

LOUNGE DINER

16' 1" x 12' 10" (4.90m x 3.90m)

Having uPVC double glazed bay style French doors and windows to the garden, wood laminate floor and radiator.

FIRST FLOOR LANDING

Having under stairs storage cupboard and smoke alarm. Stairs also lead off to the second floor.

BEDROOM 2

9' 2" x 7' 10" (2.80m x 2.40m)

With uPVC double glazed window to the front aspect, radiator and over stairs airing cupboard housing the hot water cylinder.

BEDROOM 3

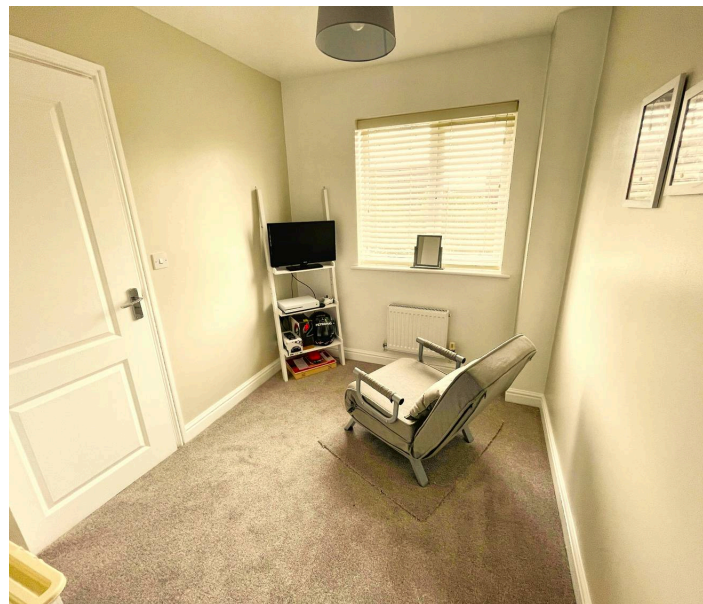
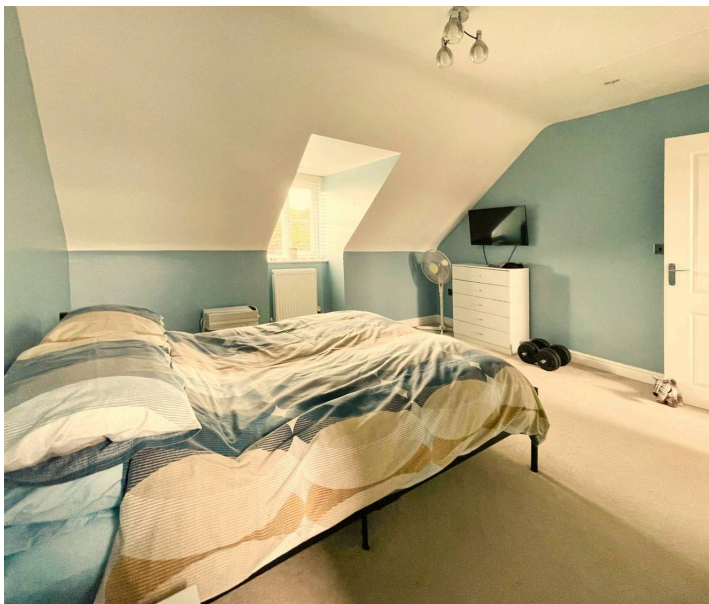
9' 6" x 6' 11" (2.90m x 2.10m)

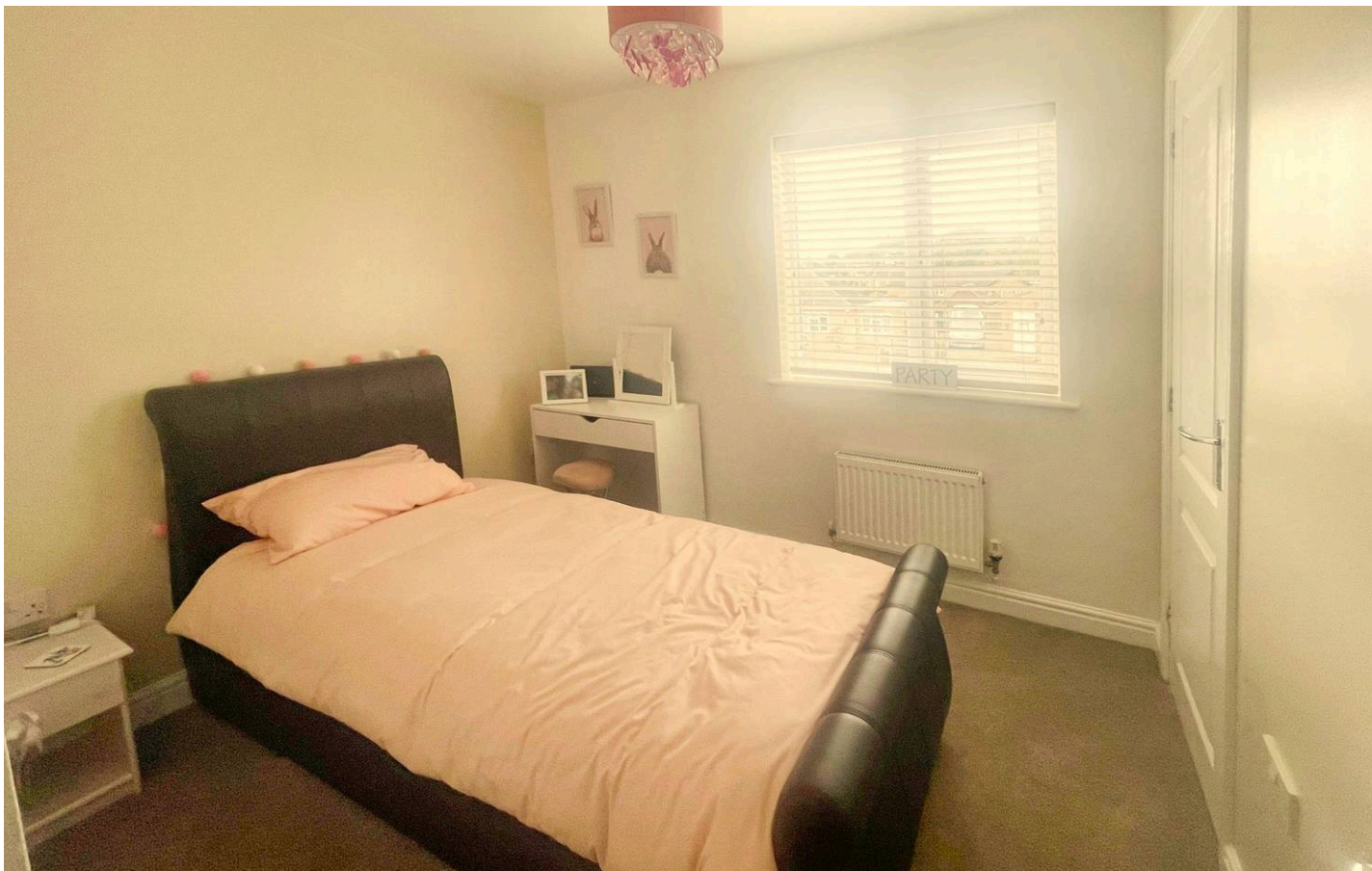
With uPVC double glazed window to the rear aspect and radiator.

BATHROOM

6' 3" x 5' 11" (1.90m x 1.80m)

Having panelled bath, pedestal wash basin, low level WC., radiator, tiling to walls and down lighting.





SECOND FLOOR

MASTER BEDROOM

12' 6" x 10' 10" (3.80m x 3.30m)

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

EN SUITE

6' 11" x 6' 3" (2.10m x 1.90m)

Having tiled shower cubicle with mains fed shower within, pedestal wash basin, low level WC., shaver point tiling to walls, radiator and Velux window.

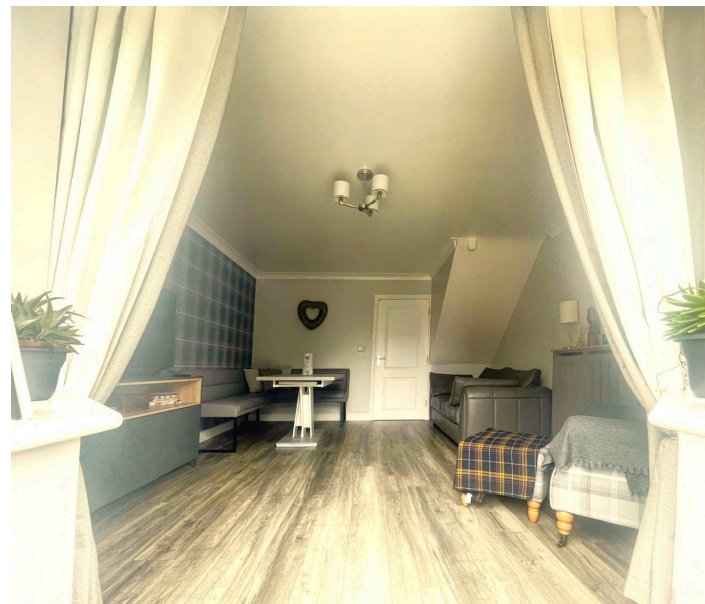
OUTSIDE

To the front there is a small gravelled garden with metal railings to the boundary and a storm porch canopy over the front entrance door. At the rear there is a paved patio and a lawned garden enclosed by 6ft fencing. A gravelled pathway leads to the bottom of the garden where a timber gate gives access to a passageway leading to the garage which is in a block.

SINGLE GARAGE

18' 1" x 7' 10" (5.50m x 2.40m)

With up-and-over door and loft storage space. The garage is accessed via Charlestown, taking the first left turn onto Minerva Close and the next left turn tucked in the corner which gives access to the garage block.



AGENT'S NOTE

Please note these particulars 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.

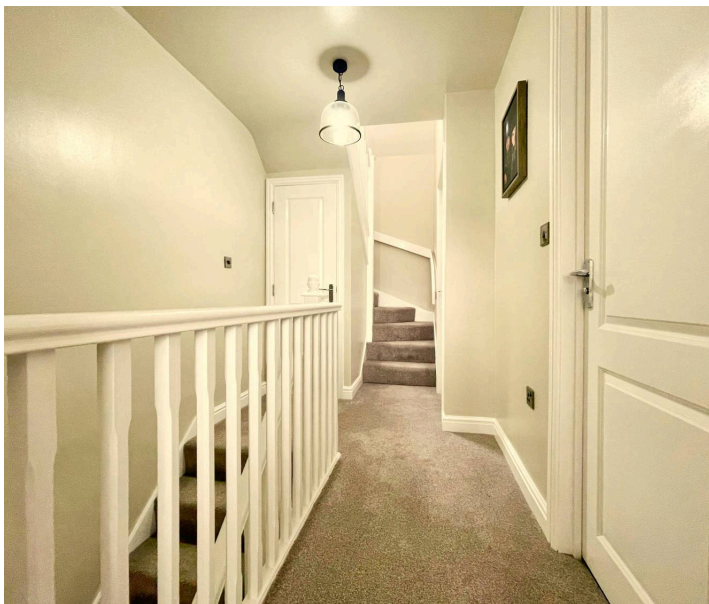


NOTE

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services. For more information please call in the office or telephone 01476 591900.

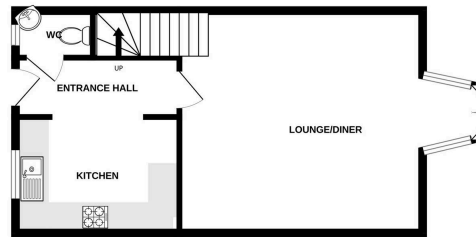
Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks





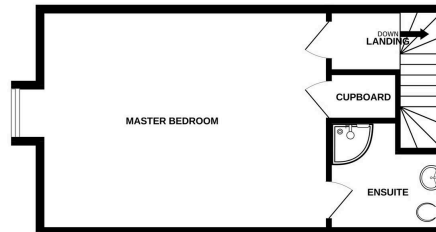
GROUND FLOOR



1ST FLOOR



2ND 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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