



9 Watt Avenue, Colsterworth
£240,000

 **NEWTON FALLOWELL**

9 Watt Avenue

Colsterworth, Grantham

Spacious three-storey townhouse in Colsterworth with 3 bedrooms, en-suite, garage, landscaped garden, and excellent A1 access. Ideal for families. Call 01476 591900 to view.

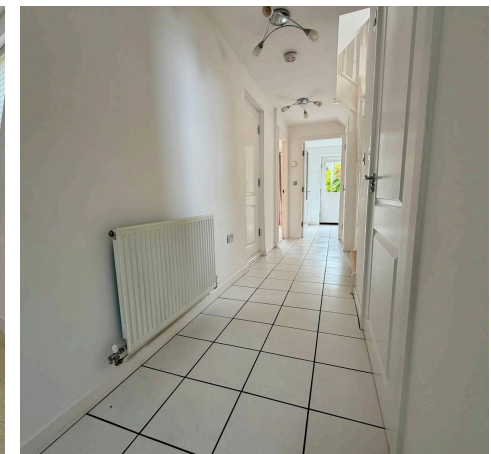
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 1,313 sq.ft of Accommodation
- End of Terrace Home
- Four Generous Bedrooms
- Versatile Living Spaces
- Driveway & Garage
- Utility Room
- Popular Village Location
- W/C, En Suite & Bathroom
- Kitchen/Breakfast Room
- Modern Home





COLSTERWORTH

Colsterworth is around 10-12 miles from Grantham and Stamford and offers a good range of amenities to include a Co-op store, doctors' surgery, primary school and village shop to name a few. The nearby towns of Grantham, Stamford, Melton Mowbray and Bourne offer an excellent variety of shopping and leisure facilities. The larger commercial centres of Peterborough, Leicester and Nottingham are all within a 30 mile drive. The A1 is also close by for easy access both north and south.

ENTRANCE HALL

Having stairs rising to the first floor with cupboard storage beneath, radiator and tiled flooring.

CLOAKROOM

7' 3" x 3' 1" (2.20m x 0.93m)

With low level WC., wash handbasin, radiator and tiled flooring.

BEDROOM FOUR / OFFICE

11' 2" x 9' 5" (3.41m x 2.86m)

With uPVC double glazed patio doors to the rear, radiator and tiled flooring.

UTILITY ROOM

7' 11" x 6' 5" (2.42m x 1.96m)

With half double glazed door to the garden, eye and base level units, work surfacing with space for washing machine and tumble dryer beneath and inset stainless steel sink and drainer with mermaid board splashback, wall mounted gas fired boiler, tiled floor and radiator.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect, radiator.





KITCHEN / BREAKFAST ROOM

16' 3" x 11' 1" (4.96m x 3.37m)

With two uPVC double glazed windows to the rear aspect, a range of base level cupboards and drawers with matching eye level units incorporating integrated wine racks, work surfacing with inset stainless steel sink and drainer with mermaid board splashback, inset gas hob with stainless steel chimney style extractor over and splashback, integrated double oven, integrated dishwasher, vinyl flooring, space for upright fridge freezer, ceiling spotlights, radiator and room for table and chairs.

LOUNGE / DINER

17' 6" x 16' 3" (5.34m x 4.95m)

With uPVC double glazed French doors to a Juliette balcony, uPVC double glazed window to the front aspect, radiator.

SECOND FLOOR LANDING

Having storage cupboard.

BEDROOM ONE

12' 0" x 11' 5" (3.66m x 3.48m)

With uPVC double glazed window to the front aspect, fitted wardrobes, radiator.

EN-SUITE

6' 11" x 5' 6" (2.11m x 1.68m)

With uPVC obscure double glazed window to the front aspect, wash basin with vanity storage beneath, WC., fully tiled shower cubicle with sliding glazed door and mains shower within, ladder style towel radiator, vinyl flooring and spotlights.

BEDROOM TWO

12' 0" x 8' 6" (3.65m x 2.58m)

Having uPVC double glazed window to the rear aspect, fitted wardrobes, and a radiator.

BEDROOM THREE

8' 0" x 7' 5" (2.45m x 2.25m)

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





FAMILY BATHROOM

6' 10" x 6' 5" (2.09m x 1.96m)

Boasting a white 3-piece suite comprising panelled bath, wash basin with vanity storage beneath and low level WC., vinyl flooring, part tiling to walls.

INTEGRAL SINGLE GARAGE

With up-and-over door

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

From High Street head south along London Road, South Parade and out of town. after a few miles taking the slip road for the A1 south. Continue along taking the turning for Woolsthorpe By Colsterworth. Proceed over the flyover and into Colsterworth Colsterworth taking the second turning on the right down Brunel Avenue, on to Telford Way then on to Watt Avenue and the property is on the right-hand side.

AGENTS NOTE

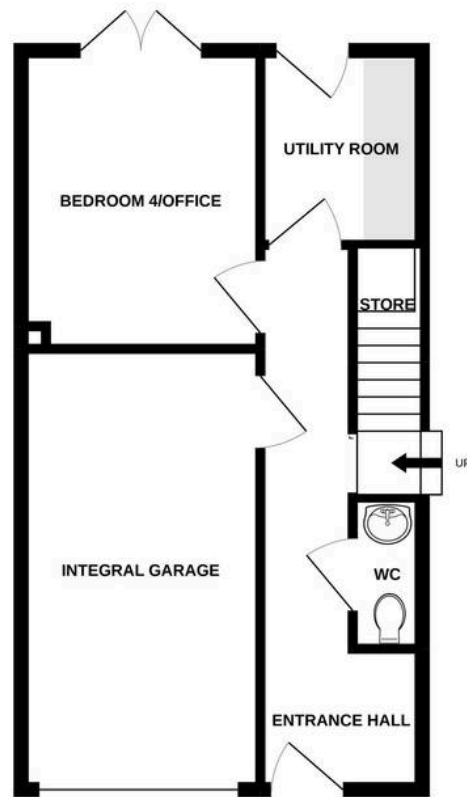
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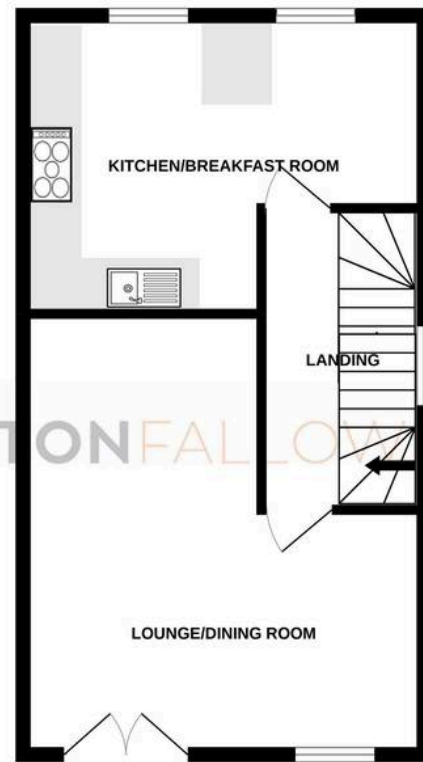




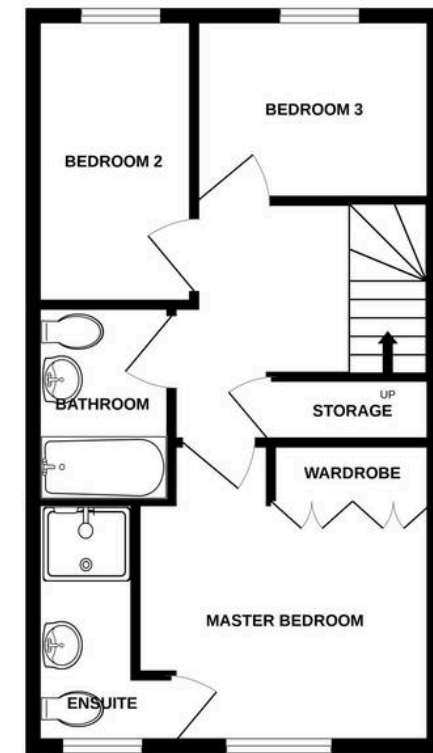
GROUND FLOOR



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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