



Brookside Close, Ancaster Grantham NG32 3QU



welcome to

Brookside Close, Ancaster Grantham

OFFERS OVER £220,000 - Great village location sitting proud in the cul-de-sac. EXTENDED DETACHED BUNGALOW which offers a lounge with log burner, dining kitchen, inner hallway/hobby room, three bedrooms and shower room. Boasting gardens, garage and driveway.



Entrance

With UPVC glazed front door leading into the inner hallway and second UPVC front door leading into the main entrance to the bungalow.

Inner Hallway

Inner hallway

This extended room, added onto the bungalow between the main dwelling and the garage is a wide spacious room with doors at the front and rear elevation. This room is very versatile and can be used i.e., as a home office, games room, utility room, etc with a personal door leading into the garage, and also with a radiator.

Second Inner Hallway

With doors leading off to a full-size airing cupboard which houses the water tank and shelving. There is also a second cupboard housing the boiler. Laminate flooring and a radiator.

Lounge

The spacious lounge has windows to the front aspect, radiator and fireplace with a log burner, tiled hearth and laminate flooring.

Dining Kitchen

With a bow window to the front aspect and also a window to the side aspect. The kitchen has range of units at both floor and eyelevel, one and a half ceramic sink and drainer with a mixer tap. Built-in electric oven and hob with an extractor hood above. Slimline dishwasher and space for a washing machine and space for further appliances.

Bedroom One

This double bedroom has a range of built-in wardrobes and overhead units over the bed space. Radiator and coving to the ceiling.

Bedroom Two

With a window to the rear aspect, a range of built-in

wardrobes. Laminate flooring, spotlights to the ceiling and a radiator.

Bedroom Three

This single bedroom has a window to the side aspect, radiator and would be ideal as an office/nursery.

Shower Room

With a shower cubicle, low level WC and vanity sink basin. Two windows to the side aspect, part tiling to the walls, extractor fan, heater towel rail and tiled flooring.

General Description Outside

To the front of the property, the gardens are of open plan style mainly laid to lawn with a hedge to one side.

There is a driveway providing off-road parking for at least 3-4 vehicles and giving access to the garage.

To the rear of the property, the garden is split. With the main garden being fully paved with gravel borders for easy maintenance. There are a range of outbuildings to include a wood store and also a workshop. The oil tank is screened off and the workshop buildings are of solid structure and with power and lighting. Also to include a water butt

Single garage - With an up and over door, space for appliances, power and lighting and also housing the consumer unit.

Agents Note:

'It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly'.



view this property online williamhbrown.co.uk/Property/GST113528



welcome to

Brookside Close, Ancaster Grantham

- Detached Bungalow
- Lounge with Log Burner
- Three Bedrooms
- Driveway, Garage and Gardens
- Well Presented Throughout

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113528



Property Ref:
GST113528 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk