



19 James Ancaster Avenue, Grantham, NG334FE

 **NEWTON FALLOWELL**



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## Key Features

- Detached Family Home
- THREE DOUBLE BEDROOMS
- En-Suite, Bathroom and Downstairs WC
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Garage
- EV Charging Point
- Property Less Than ONE Year Old
- EPC Rating B
- Freehold

£310,000







**\*\*NO ONWARD CHAIN\*\*** This beautifully presented three double bedroom detached family home offers spacious and modern living throughout. The property features a stylish kitchen/diner with integrated appliances, a convenient downstairs WC, and upstairs benefits from an en-suite to the main bedroom plus a contemporary family bathroom. A driveway to the side of the home provides parking for multiple vehicles and leads to a garage, part of which has been converted into a useful storage room.

The accommodation comprises an inviting entrance hall, a generous lounge to the front, and a modern kitchen/diner to the rear with doors opening out to the private rear garden, a convenient downstairs WC. Upstairs, a spacious landing leads to three well-proportioned double bedrooms, including the main bedroom with en-suite, and a well-presented family bathroom.

Outside, a driveway to the side of the home provides parking for multiple vehicles and leads to a garage, part of which has been converted into a useful storage room. The property enjoys a good-sized rear garden featuring a patio seating area, lawn, and planted borders, offering the perfect space for relaxing or entertaining.

Entrance Hall

Lounge 4.93m x 3.07m (16'2" x 10'1")

Kitchen Diner 3.67m x 5.64m (12'0" x 18'6")

Downstairs WC 1.88m x 0.85m (6'2" x 2'10")

Landing

Principal Bedroom 3.59m x 4.16m (11'10" x 13'7")

En-suite 2.09m x 2.08m (6'11" x 6'10")

Bedroom Two 3.19m x 2.76m (10'6" x 9'1")

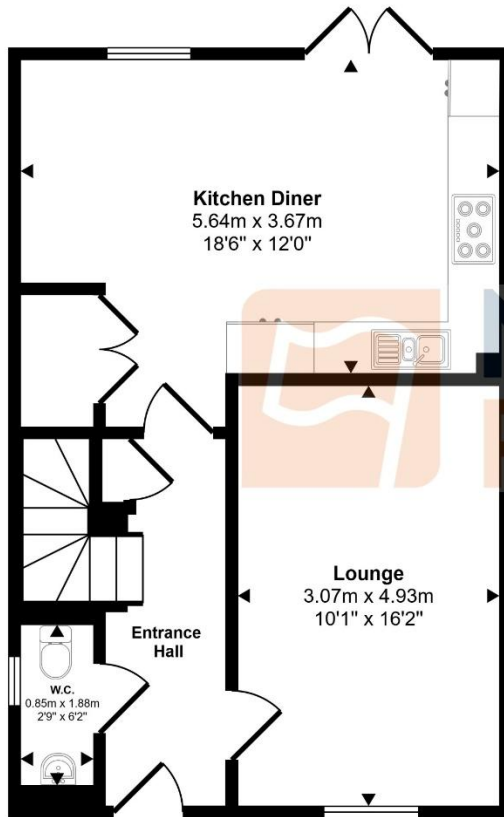
Bedroom Three 3.46m x 2.67m (11'5" x 8'10")

Bathroom 1.75m x 2.78m (5'8" x 9'1")

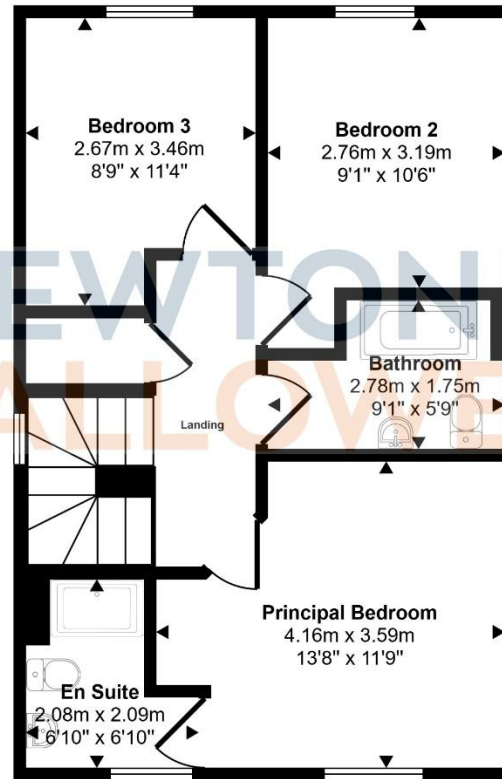
Garage 3.09m x 3.33m (10'1" x 10'11")

Storage Room 3.47m x 3.33m (11'5" x 10'11")

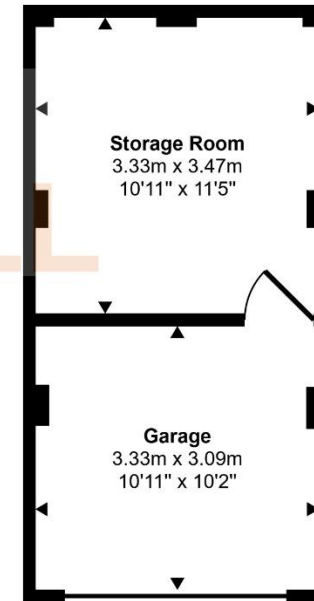
Approx Gross Internal Area  
121 sq m / 1305 sq ft



Ground Floor  
Approx 49 sq m / 531 sq ft



First Floor  
Approx 50 sq m / 533 sq ft



Garage/Storage  
Approx 22 sq m / 241 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: X

#### AGENTS 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.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



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