



1a Ermine Street, Ancaster,  
Grantham. NG32 3PL



**Guide Price £400,000 to £425,000**

- Modern Detached Bungalow
- Versatile Living Spaces
- Spacious Lounge
- Kitchen / Diner
- Bathroom + En-Suite
- Four Double Bedrooms
- Beautifully Presented Throughout
- Substantial Plot
- Solar Panels & EV Charging Point
- Freehold – EPC Rating B



This exceptional executive detached bungalow offers spacious and versatile accommodation throughout, perfectly suited for modern family living. Set on a generous plot, the property boasts ample off-road parking, a detached garage, and beautifully landscaped gardens to the front and rear.

Internally, the accommodation briefly comprises: a welcoming entrance hall, a spacious lounge, a modern kitchen/diner, utility room, four double bedrooms (including a master with en-suite), and a stylish family bathroom.

Additional features include oil-fired central heating, solar panels, an electric car charging point, and tastefully landscaped gardens that offer both space and privacy. Set well back from the road, the home provides a peaceful setting while still being conveniently close to local amenities.

Early viewing is highly recommended to fully appreciate the size, layout, and quality of this stunning home.





## ACCOMMODATION

### ENTRANCE PORCH

A covered entrance porch with outside light leading through to the entrance hall.

### ENTRANCE HALL

A spacious entrance hall with part glazed uPVC entrance door and half glazed side panel, loft hatch access to lit roof space with drop down ladder, radiator and storage cupboard.

### KITCHEN / DINER

3.71m x 4.08m (12'2" x 13'5")

Having uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear, a quality range of Sheraton oak fitted cupboards and drawers, work surfacing with inset stainless steel sink and drainer, double electric oven, inset 5-ring halogen hob with extractor over, integrated fridge freezer, integrated dishwasher, splashback tiling, laminate flooring and ceiling spotlights.

### UTILITY ROOM

2.64m x 1.63m (8'8" x 5'4")

With fully uPVC double glazed door to the patio, eye and base level units, work surface with inset stainless steel sink and drainer and space beneath for washing machine and tumble dryer plus a further appliance, laminate flooring and tiled splashback.

### LOUNGE

5.29m x 3.72m (17'5" x 12'2")

Having uPVC double glazed window to the side aspect and uPVC double glazed French doors to the rear, attractive fire surround with inset coal effect electric fire and radiator.

### BEDROOM ONE

3.73m x 4.57m (12'2" x 15'0")

With uPVC double glazed window to the rear elevation, fitted wardrobes, built-in wardrobe and radiator.

## EN-SUITE

2.2m x 2.89m (7'2" x 9'6")

With uPVC obscure double glazed window to the side aspect, fully tiled oversized shower cubicle, vanity unit with moulded wash basin, WC., tiling to walls, shaver point, extractor fan, heated towel rail, ceiling spotlights and laminate flooring.

## BEDROOM TWO

4.76m x 2.86m (15'7" x 9'5")

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

## BEDROOM THREE

3.07m x 4.5m (10'1" x 14'10")

(Currently being used as a dining room). Having uPVC double glazed window to the front aspect and radiator.

## BEDROOM FOUR

3.29m x 2.94m (10'10" x 9'7")

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

## FAMILY BATHROOM

2.87m x 1.71m (9'5" x 5'7")

Having uPVC obscure double glazed window to the side aspect, bath with separate shower over and glazed shower screen, wall hung semi pedestal wash basin and close coupled WC., tiling to walls, extractor fan, shaver point, laminate flooring, spotlights and heated towel rail.

## OUTSIDE

The property is set back from the road with a good sized lawned front garden, a large raised bed (to be a further lawned area, weather permitting) and driveway parking and turning space. Twin 5-bar timber gates lead down the side of the property to the garage and there is also an EV car charging point.

At the rear there is a good sized patio across the rear of the property with a sun canopy over the kitchen window and French doors. There is a lawned garden with a gravelled seating area, many attractive trees and shrubs and hedging, fencing and brick wall to the boundaries. The rear garden is private and also has outside lighting, cold water tap and an oil fired central heating boiler.





### DETACHED GARAGE

With electrically operated door, door to the side, internal power and strip light and outside lights.

### SOLAR PANELS

There are solar panels fitted with battery storage to the front and rear roof. This is an owned system.

### SERVICES

Mains water, electricity and drainage are connected. The property has oil fired central heating. There is no mains gas available in the area.

### COUNCIL TAX

The property is in Council Tax Band D.

### DIRECTIONS

From Grantham High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue out of town via Manthorpe Road passing the hospital on the left-hand side, past Belton, through Barkston and onwards following the signs for Sleaford (A153). At the Ancaster crossroads turn right onto the B6403 (High Dyke) and the property is along on the right-hand side just past the national speed limit applies sign.

## ANCASTER

Approximately 8 miles to the north east of Grantham and 6 miles west of Sleaford, the village of Ancaster was a Roman town and still has many sites of archaeological interest. Situated just off the A153, there is the neighbouring Woodland Waters beauty spot and campsite, petrol station with shop opposite Woodland Waters and the village itself offers a doctors' surgery, day nursery, barbers studio, local Premier store and Post Office, respected Junior School, butchers, Co-op store, public house, monthly mobile library service and a regular bus route to both Grantham and Sleaford. There is also a weekly fish van which parks outside the butchers every Thursday morning and a school bus service for both Sleaford and Grantham schools. Ancaster boasts an unmanned East Coast Mainline Station between Nottingham and Skegness (pay before boarding), calling at Grantham, Sleaford and Boston. Via the B6403 (Ermine Street) or High Dyke, which runs from Woolsthorpe, through Ancaster to near Bracebridge Heath. It is also only a 10 minute drive from RAF Cranwell. For dog walkers, there are numerous areas of open countryside to enjoy including Ancaster Valley Nature Reserve.

## 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

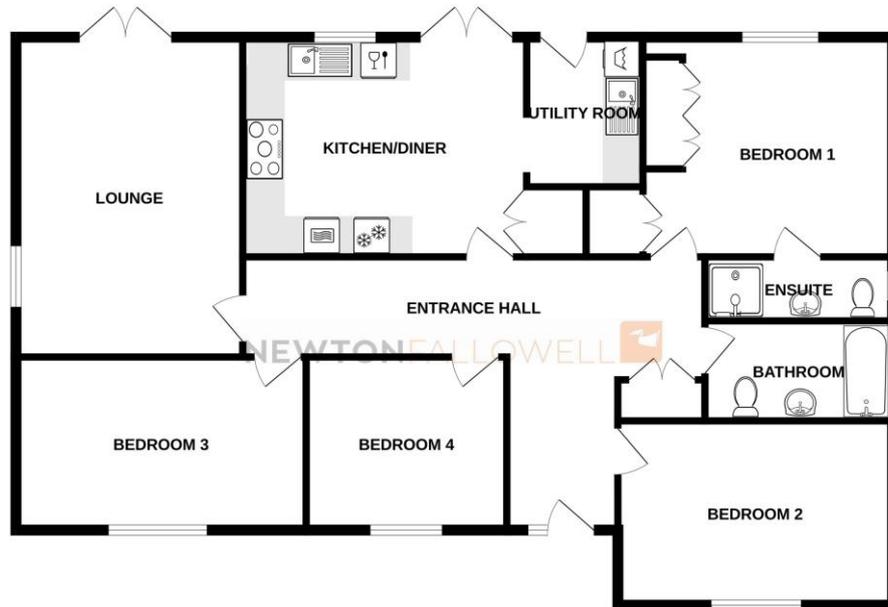
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For more information please call in the office or telephone 01476 591900.

# Floorplan

## GROUND 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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