



Wilsford Lane, Ancaster, Grantham NG32 3PS

welcome to

Wilsford Lane, Ancaster, Grantham

GUIDE PRICE £255,000 - £265,000 - SHOW HOME CONDITION THROUGHOUT - Stone built, semi-detached house in the popular village of Ancaster providing several local amenities. Offering a conservatory, three bedrooms and low maintenance outdoor space.



Entrance Hall

Steps leading to the front door and into the entrance hall, with wood effect flooring, radiator, staircase to the first floor landing and access into the cloakroom and lounge.

Cloakroom

Comprising of a wash hand basin, low level WC, wood effect flooring and an extractor fan.

Lounge

14' 3" x 11' 7" (4.34m x 3.53m)

With a window to the front aspect and white shutters included, feature fireplace with white surround, tile hearth and inset fire, wood effect flooring, understairs storage cupboard, with storage cupboard, radiator and coving to the ceiling.

Kitchen Diner

16' 2" x 10' 6" (4.93m x 3.20m)

Lovely open kitchen with a window to the rear aspect, having a range of grey cottage style units to both the floor and eye level with wood worktops over, Belfast sink, mixer tap and tile splashbacks. Integrated double oven, microwave, electric hob with extractor hood above. Built-in dishwasher, fridge freezer and space for a washing machine. Tile effect flooring, coving to the ceiling, radiator and door leading out to the garden. Dining area with plenty of space for a table and French doors leading into the conservatory.

Conservatory

9' 9" x 9' 4" (2.97m x 2.84m)

Beautiful extra space this Victorian style conservatory with a dwarf wall to the base, windows to two sides, tile effect flooring, radiator and French doors leading out to the gardens.

First Floor Landing

Landing with storage, carpet, hatch access to the loft and access into the bedrooms and family bathroom.

Principal Bedroom

10' 10" x 11' 3" (3.30m x 3.43m)

With a window to the rear aspect, wood effect flooring, feature panelling, radiator and door access into the en-suite.

En-Suite Shower Room

With a window to the side aspect and comprising of a shower enclosure, vanity sink unit, low level WC, partial tiling to the walls, wood effect flooring and a heated towel rail.

Bedroom Two

10' 8" x 9' 8" Min (3.25m x 2.95m Min)

Window to the front aspect with shutters included, carpet and a radiator.

Bedroom Three

8' 1" x 7' 5" (2.46m x 2.26m)

With a window to the front aspect, overstairs storage cupboard, carpet and a radiator.

Family Bathroom

6' 6" x 7' 5" (1.98m x 2.26m)

With a window to the rear aspect and comprising of a freestanding rolltop bath, pedestal wash hand basin, low level WC, radiator and vinyl flooring.

General Description Outside

Dwarf wall to the front of the property with a path leading to the front door.

Driveway and garage to the side with gated access through to the rear.

The low maintenance enclosed rear garden features a good sized paved patio area, perfect for outside dining and entertaining, lawn with some mature shrub planting.

Single garage with an up and over electric door which has been converted for part storage to the front and a bar/mancave at the rear, personal access door.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Wilsford Lane, Ancaster Grantham

- Stone Built Semi-Detached House
- Modern Kitchen Diner
- Conservatory
- Three Bedrooms
- Driveway, Converted Garage & Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B



guide price

£255,000 - £265,000

Total floor area 109.2 m² (1,175 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the
postcode not the actual property



Property Ref:
GST114259 - 0005

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william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)