



**Woolsthorpe Road, Woolsthorpe By Colsterworth, Grantham NG33  
5NU**



**welcome to**

**Woolsthorpe Road, Woolsthorpe By Colsterworth, Grantham**

\*GUIDE PRICE £225,000 - £250,000\* - Construction Property - End-terraced providing a large front garden giving access to off road parking for several vehicles. Features a lounge, kitchen, utility area, three bedrooms, one with an en-suite shower room.



### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall with a door leading into the lounge, and staircase leading to the first floor landing.

### **Lounge**

14' 5" x 12' 5" ( 4.39m x 3.78m )

With a window to the front aspect, wood effect flooring, a radiator and door leading through to the inner hall and rear utility area.

### **Kitchen**

12' 2" x 7' 5" ( 3.71m x 2.26m )

With a window to the rear aspect and having a range of grey wooden units to both the floor and eyelevel with marble effect worktops over, stainless sink with rinse, drainer and mixer tap with splashbacks. The kitchen also benefits from wooden effect vinyl flooring, space for a freestanding cooker, washing machine and fridge/freezer. Door to the rear utility area.

### **Utility Area**

With under stairs storage, wooden effect vinyl flooring, and door leading out to the rear garden.

### **First Floor Landing**

With doors leading to the three bedrooms, hatch access to the loft (vendor advises is boarded and with a ladder).

### **Bedroom One**

11' 4" x 9' 2" ( 3.45m x 2.79m )

With a window to the front aspect, storage cupboard/wardrobe, wooden effect laminate flooring, a radiator and through to the en-suite family shower room.

### **Family En-Suite Shower Room**

4' 9" x 6' 2" ( 1.45m x 1.88m )

With a window to the front aspect, shower cubicle, vanity sink unit with storage, low level WC, fully tiled walls, vinyl flooring and a radiator.

### **Bedroom Two**

With a window to the rear aspect, wooden effect laminate flooring, and a radiator.

### **Bedroom Three**

7' 6" x 8' 4" ( 2.29m x 2.54m )

With a window to the rear aspect, wooden effect laminate flooring, and a radiator.

### **General Description Outside**

Approaching the property to the front there is large open area, with off road parking for several vehicles, with concrete, gravel and lawn with fencing and hedging.

Construction at the property needs finishing- plans available for 2 storeys.

The rear garden features, artificial turf, decking perfect for outside dining, gravelled areas with mature shrubs and flowers, small pond and enclosed by fencing.

The summerhouse 16' x 9' has insulation and electrics.

The property also benefits from solar panels.



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## Woolsthorpe Road, Woolsthorpe By Colsterworth Grantham

- End of Terrace House
- Three Bedrooms
- Summerhouse and Large Rear Garden
- Off Road Parking for Several Vehicles
- Construction Started In Need of Building Works

Tenure: Freehold EPC Rating: D

Council Tax Band: A



guide price

**£225,000 - £250,000**

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.floorplanagent.com



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Property Ref:  
GST112346 - 0007

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**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)

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