



Williams Close, Ancaster, Grantham NG32 3FJ

welcome to

Williams Close, Ancaster, Grantham

MODERN two bedroom, end-terraced house in the VERY POPULAR VILLAGE OF ANCASTER. Perfect for a FIRST TIME BUYER the property benefits from a open plan lounge kitchen, downstairs cloakroom, two bedrooms, bathroom. Driveway, and rear garden. Benefitting from an AIR SOURCE HEAT PUMP.



Entrance Hall

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

Cloakroom

Comprising of a pedestal wash hand basin, low level WC and wood effect flooring.

Lounge

13' 1" x 15' 6" (3.99m x 4.72m)

With windows to the rear and side aspects, wood effect flooring, storage cupboard which houses pipework for the air source heater, open through to the kitchen and patio doors leading out to the rear garden.

Kitchen

8' 10" x 7' 5" (2.69m x 2.26m)

With a window to the front aspect, and having a range of modern grey units to both the floor and eye level with dark worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated electric oven, hob with extractor hood above, washing machine, dishwasher and fridge freezer. Wood effect flooring.

First Floor Landing

With carpet, storage cupboard and doors to the bedrooms and family bathroom.

Bedroom One

12' 9" max x 8' 8" (3.89m max x 2.64m)

With a window to the front aspect, carpet, Juliette balcony and radiator.

Bedroom Two

15' x 8' 3" (4.57m x 2.51m)

With two windows to the rear aspect, carpet and radiator.

Family Bathroom

With a window to the side aspect, and comprising of a bath with shower over, wash hand basin, low level WC, storage cupboard, tiling to the walls, floor and a radiator.

General Description Outside

Approaching the property to the front with a driveway and gravel. Gated access through to the rear.

The rear garden is enclosed by fencing and is mainly laid to lawn with a paved patio area perfect for outside dining, outside sockets and lighting.



view this property online williamhbrown.co.uk/Property/GST113209



welcome to

Williams Close, Ancaster Grantham

- End-Terraced House
- Beautifully Presented Throughout
- Two Bedrooms
- Off-Road Parking and Rear Garden
- Perfect First Time Buyer Home

Tenure: Freehold EPC Rating: B
Council Tax Band: A

£165,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113209



Property Ref:
GST113209 - 0006

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