



Charlestown, Ancaster, GRANTHAM NG32 3LH

welcome to

Charlestown, Ancaster, GRANTHAM

Elegant family home providing spacious accommodation over three floors. Beautifully presented throughout and benefitting from a modern kitchen diner and four bedrooms. There is a single garage and lovely maintained gardens. Corner plot location. Call us to view on 01476 566363.



Entrance Hallway

Entering the property to the front into the entrance hall with staircase rising to the first floor landing, radiator, smoke detector and access into the lounge, cloakroom and dining kitchen.

Cloakroom

Comprising of a pedestal wash hand basin, low level WC, radiator, tile splashbacks, extractor fan and vinyl flooring.

Lounge

17' 11" x 11' (5.46m x 3.35m)

With a window to the front aspect, feature fireplace with inset electric fire, carpet, radiator and French doors leading out to the garden,

Kitchen Diner

17' 6" x 9' 4" (5.33m x 2.84m)

Lovely modern dual aspect room with windows to the front and side aspects and having a range of white units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Integrated electric oven, hob with extractor hood above, built-in new fitted dishwasher (with 5 year warranty) and space for a fridge freezer. Radiator, consumer unit, radiator, space for a dining table and access into the utility area.

Utility Area

Space for a washing machine, and benefitting from white base units with worktop over, wall mounted boiler, stainless steel sink, drainer and mixer tap. Radiator, wood effect flooring and part glazed door leading out to the garden.

First Floor Landing

With a window to the rear aspect, airing cupboard housing the water tank, radiator, access into two bedrooms and family bathroom and staircase rising to the second floor landing.

Principal Bedroom

17' 6" x 12' 9" (5.33m x 3.89m)

Spacious dual aspect room with windows to both the front and side aspects, carpet, two radiators and access into the en-suite.

En-Suite Shower Room

With a window to the front aspect and comprising of a shower enclosure, pedestal wash hand basin, low level WC, tiling to both the walls and floor and a radiator.

Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m)

Dual aspect double bedroom with windows to the front and side aspects, carpet and a radiator.

Family Bathroom

With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, partial tiling to the walls, radiator and tiled floor.

Second Floor Landing

Giving access into two bedrooms and cloakroom.

Bedroom Three

14' x 10' 4" (4.27m x 3.15m)

Spacious double room with a window to the front aspect and skylight window to the rear, carpet, two radiators and sloped ceiling (restricted head height).

Bedroom Four

9' x 14' (2.74m x 4.27m)

Another double room with a window to the front aspect, skylight window to the rear, carpet, two radiators and sloping ceiling (restricted head height).

Second Floor Cloakroom

With a window to the rear aspect and comprising of a wash hand basin with tile splashback, low level WC and a radiator.

General Description Outside

Dwarf hedging, lawn with pear trees and gated pathway leading to the front door. Driveway and garage to the rear of the property. Garden to the side is mainly laid to lawn, paved patio area, an abundance of border shrubs. The garden is enclosed by brick wall and fencing.

Single garage - with an up and over door, power and lighting.

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

Charlestown, Ancaster GRANTHAM

- Detached Family House
- Spacious Three Storey Living
- Four Bedrooms
- Garage and Gardens
- Village Location

Tenure: Freehold EPC Rating: E
Council Tax Band: D



Ground Floor



First Floor



Second Floor



Garage

Total floor area 131.5 m² (1,415 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

william
h brown

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114420 - 0004

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.

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