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Ermine Street
Ancaster Grantham

Ermine Street
Ancaster Grantham NG32 3QP

for sale
£200,000







Property Description

Situated within the highly sought-after village of Ancaster, this superbly presented four-bedroom end-terrace townhouse offers spacious and versatile accommodation extending to over 1,300 sq.ft. and is ideal for growing families, professional couples and those seeking modern village living.

The ground floor comprises a welcoming entrance hall, convenient cloakroom WC, modern fitted kitchen and a generous open-plan lounge dining room. The addition of the conservatory creates a wonderful second reception area, providing further living space and enjoying views over the rear garden.

The first floor offers two spacious double bedrooms and a contemporary family bathroom, whilst the second floor provides an impressive principal bedroom suite complete with en-suite shower room. A fourth bedroom completes the accommodation and lends itself perfectly as a child's bedroom, guest room, dressing room or home office.

Outside, the property continues to impress with a private landscaped rear garden designed for ease of maintenance and outdoor entertaining. A single garage with power and lighting provides secure storage and parking options.

A beautifully maintained home offering spacious accommodation, modern interiors and a highly convenient village setting. Early viewing is highly recommended.

Location

Ancaster remains one of the area's most desirable villages, offering a range of local amenities, schooling, transport links including a railway station, and excellent access to Grantham, Sleaford and the A1.

Entrance Hall

A welcoming entrance hall providing access to the ground floor accommodation, with staircase rising to the first floor.

Cloakroom Wc

Fitted with a low-level WC and wash hand basin with tiled splashbacks.

Kitchen - 10'11" X 8'6"

A modern fitted kitchen featuring a range of matching wall and base units with complementary work surfaces over. Incorporating integrated and freestanding appliance spaces, stainless steel sink unit and a window overlooking the front aspect.

Lounge / Dining - 15'7" X14'1"

A spacious and versatile reception room offering ample space for both living and dining furniture. Open-plan in design and benefiting from excellent natural light.

Conservatory - 12'1" X 9'2"

A fantastic addition to the property providing further reception space with views over the rear garden. French doors open onto the patio.

First Floor Landing

Providing access to two bedrooms and the family bathroom, with stairs continuing to the second floor accommodation.

Bedroom Two - 13'7" X 9'2"

A spacious double bedroom enjoying a window to the rear aspect and offering plenty of space for wardrobes and additional furnishings.

Bedroom Three - 13'8" X 8'11"

A well-proportioned double bedroom featuring two windows allowing for excellent natural light and providing flexible accommodation for family members or guests.

Family Bathroom

Fitted with a contemporary white three-piece suite comprising panel bath with shower over, wash hand basin and low-level WC, complemented by tiled surrounds.

Second Floor Landing

Providing access to the principal bedroom suite and fourth bedroom.

Bedroom One - 15'11" X 13'8"

This impressive principal suite is generously proportioned and offers plenty of space for freestanding bedroom furniture, creating a superb private retreat.

En-Suite Shower Room

A modern suite comprising shower enclosure, low-level WC and wash hand basin with tiled surrounds. Velux window providing natural light and ventilation.

Bedroom Four - 9'3" X 7'2"

A versatile fourth bedroom ideal as a child's bedroom, guest room, dressing room or home office.

Rear Garden

The property benefits from a private, landscaped rear garden designed with ease of maintenance in mind. Laid to patio, providing excellent seating and entertaining space with a good degree of privacy.

Garage

Single garage with power and lighting, accessed directly from the rear garden, providing secure parking, storage or workshop potential.

Agent 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







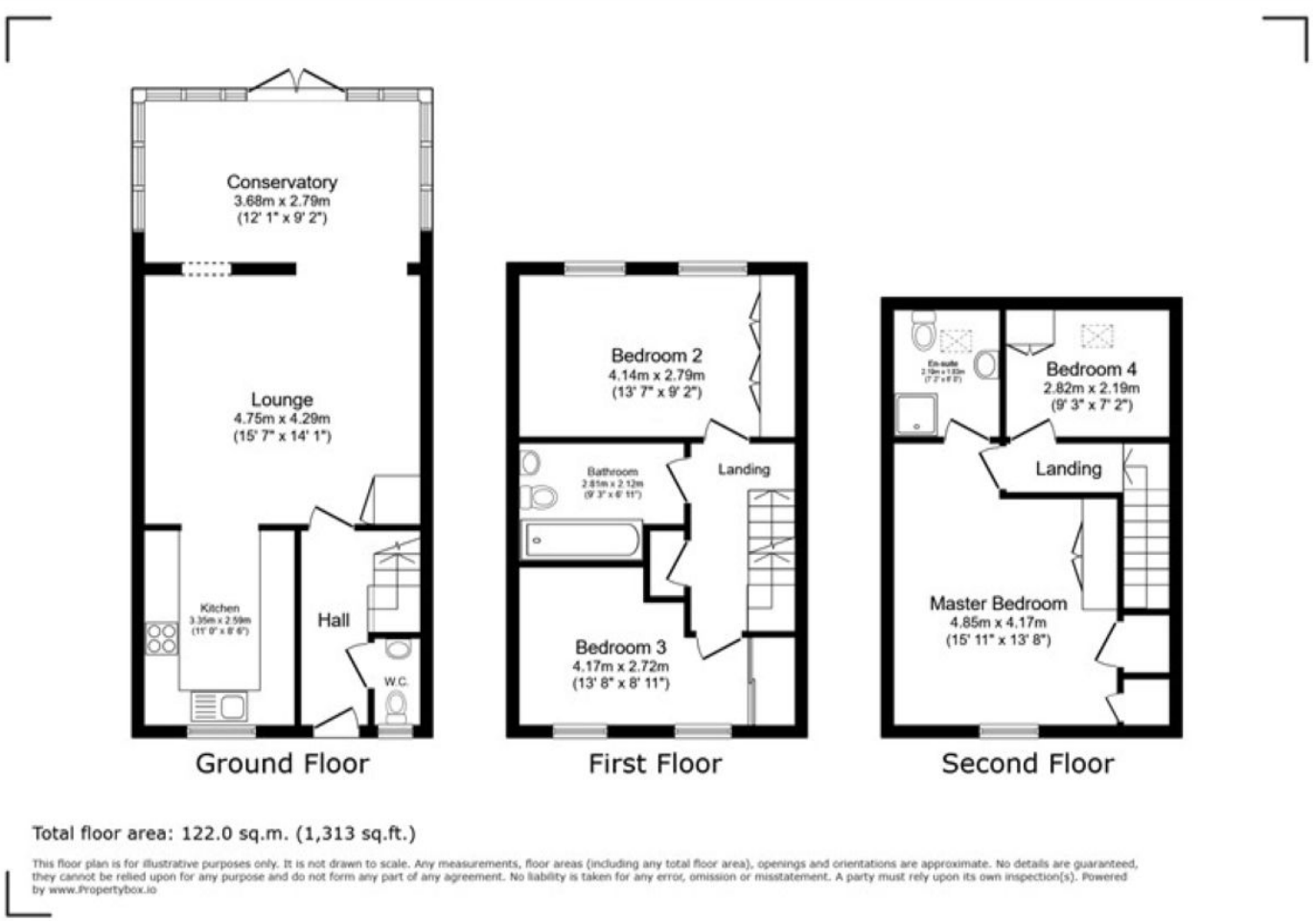







Relax





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EPC Rating:
Awaited

Tenure: Freehold

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