



15 CHARLESTOWN, GRANTHAM, LINCOLNSHIRE, NG32 3LH

£195,000 FREEHOLD

A modern Three Bedroom Three Storey Townhouse situated in the idyllic and popular village of Ancaster, offering easy access to Grantham and Sleaford. The accommodation comprises of Entrance Hall, Downstairs W/C, Kitchen, Lounge, Three Double Bedrooms, En-Suite to Master & Family Bathroom. This lovely home has benefitted from a fresh scheme of modernisation throughout which has been tastefully done, along with the addition of a stunning modern fitted En-Suite Shower Room with velux window. To the side of the property, there is a driveway and garage offering off street parking. To the rear of the property, there is a well presented rear garden which is principally laid to lawn, with a large paved patio area, fencing to all aspects and a gate to provide access back to the front of the property.

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ACCOMMODATION

Entrance Hall

Downstairs W/C - 5'1" x 2'10" (1.55m x 0.86m)

Kitchen - 9'7" x 5'11" (2.92m x 1.8m)

Lounge - 16'11" x 12'9" (5.16m x 3.89m)

Bedroom One - 10'11" x 12'9" (3.33m x 3.89m)

En-Suite Shower Room - 7' x 6'4" (2.13m x 1.93m)

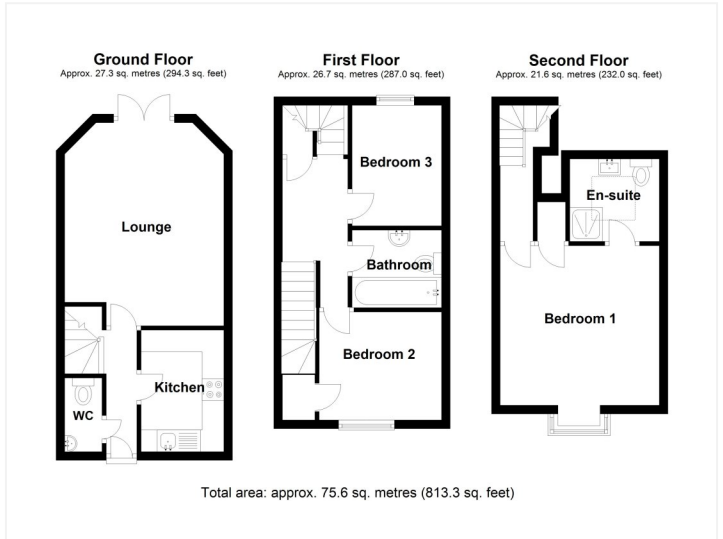
Bedroom Two - 9'9" x 9'3" (2.97m x 2.82m)

Bedroom Three - 7' x 9'5" (2.13m x 2.87m)

Family Bathroom - 6'4" x 6'2" (1.93m x 1.88m)

- Well Presented Throughout
- Downstairs Cloakroom & Ensuite
- Fully Enclosed Rear Garden
- Popular Village Location
- Private & Quiet Position
- Garage & Driveway
- Modern Decor
- Newly Fitted Front Door
- Stunning En-Suite Shower Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	47
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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