



JAMES ANCASTER AVENUE, GRANTHAM, NG33 4FE
£310,000 FREEHOLD

Winkworth



JAMES ANCASTER AVENUE, GRANTHAM, LINCOLNSHIRE, NG33

Offered for sale with NO CHAIN this nearly new three bedroom detached family home built by David Wilson Homes is a must view. The property is immaculate throughout and benefits from, entrance hall, downstairs cloakroom, lounge overlooking the front, superb kitchen/dining room with french doors onto the rear garden. On the first floor there is a master bedroom with en-suite shower room, two further bedrooms and family bathroom. The property also benefits from an air source heat pump and upvc double glazed windows. Outside there is a single garage and driveway and to the rear a fully enclosed lawned garden. Corby Glen is a sought after village with good amenities with Grantham being approximately 10 miles with its main line train station to London/Kings Cross, Stamford 17 miles and Bourne 8 miles making this home a must view.

Entrance Hall

Downstairs Cloakroom

Lounge - 16'2" x 10'1" (4.93m x 3.07m)

Kitchen/Dining Room - 18'6" x 12' (5.64m x 3.66m)

First Floor Landing

Bedroom One - 13'8" x 11'9" (4.17m x 3.58m)

En-Suite Shower Room

Bedroom Two - 10'6" x 9'1" (3.2m x 2.77m)

Bedroom Three - 11'4" x 8'9" (3.45m x 2.67m)

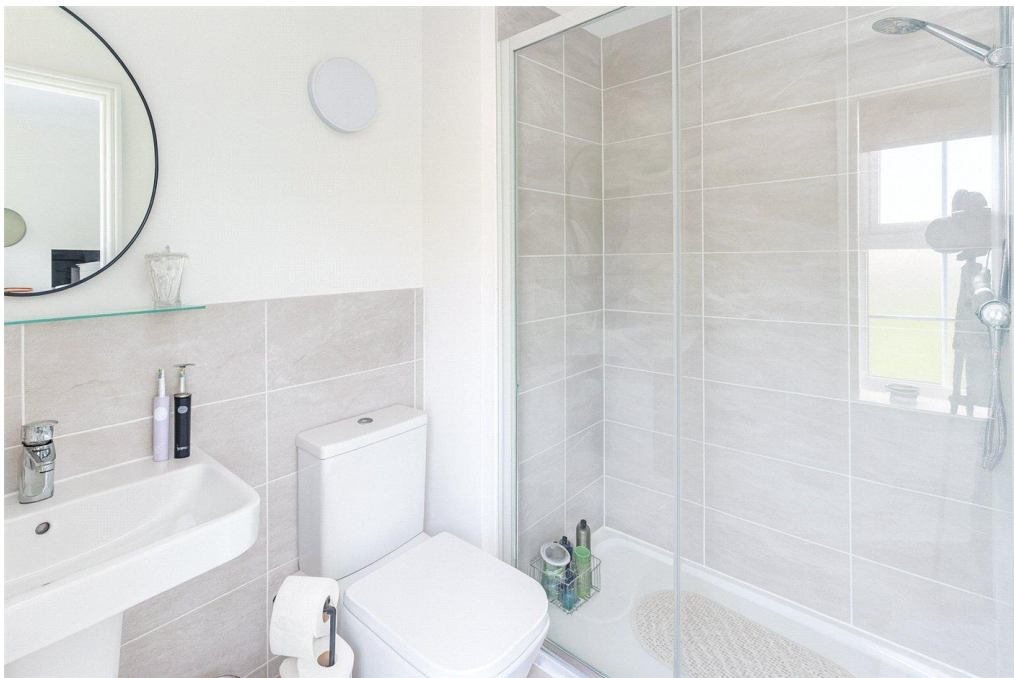
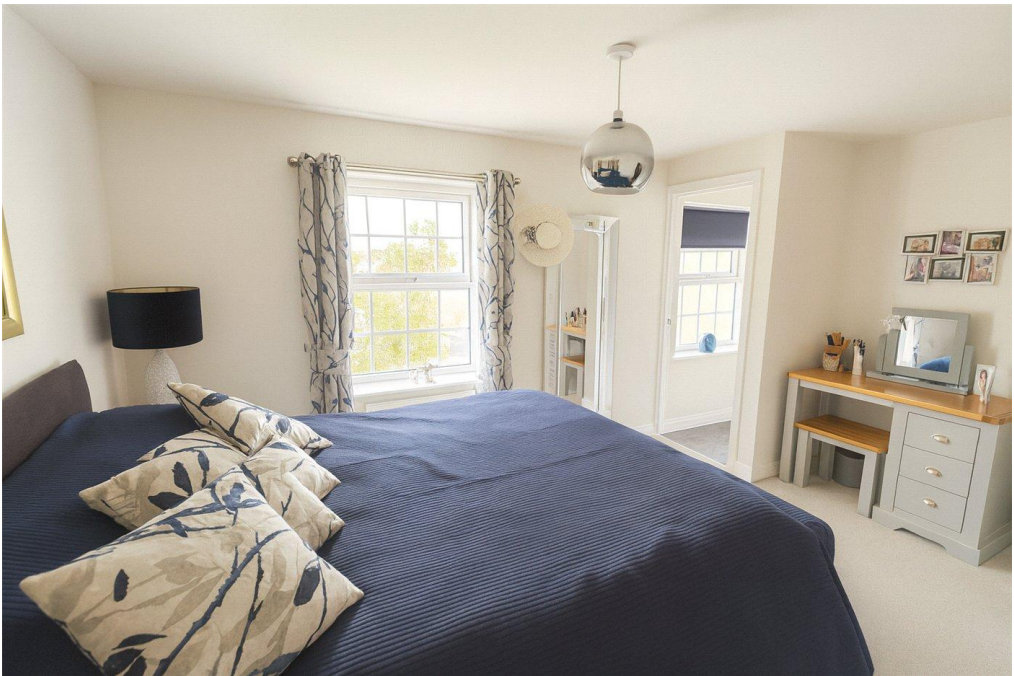
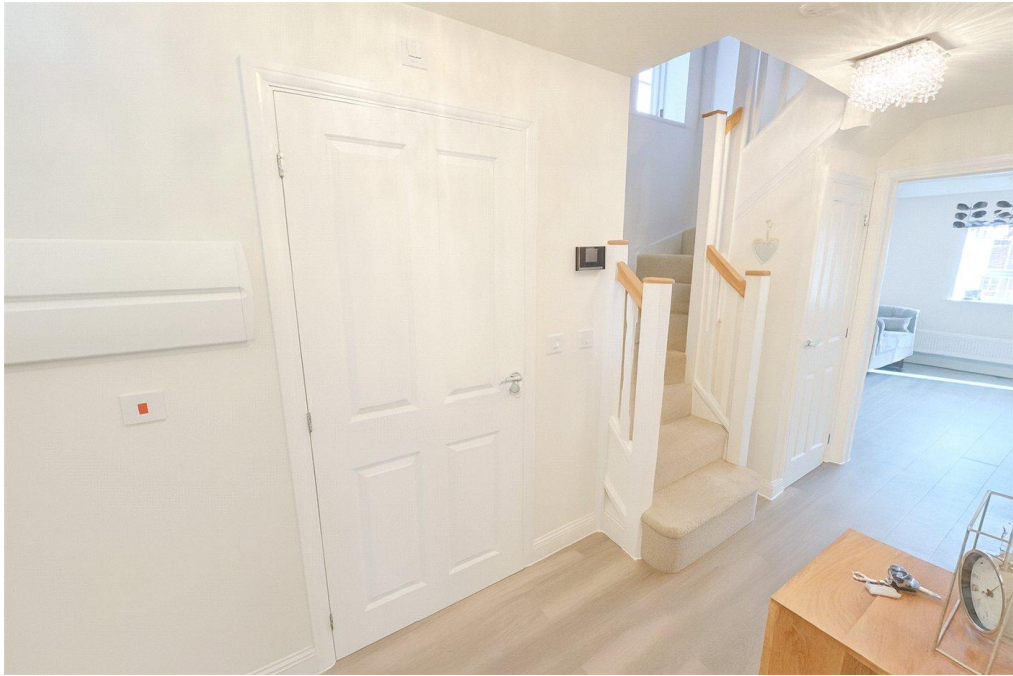
Family Bathroom

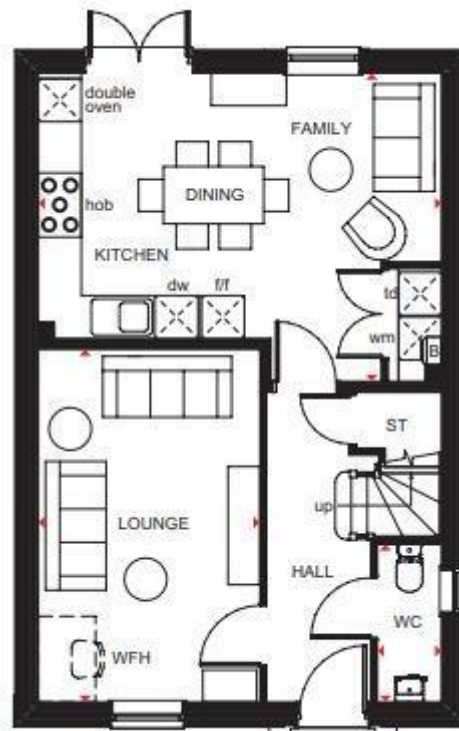
Garage

COUNCIL TAX BAND

D







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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