



9 WILLIAMS CLOSE, GRANTHAM, LINCOLNSHIRE, NG32 3FJ

£185,000 FREEHOLD

This modern Three Bedroom Semi-Detached property is situated within a cul-de-sac position in the ever-popular village of Ancaster, which boasts great transport links to both Sleaford & Grantham, and also a range of amenities.

The accommodation comprises of Entrance Hall, Downstairs Cloakroom, Open Plan Kitchen/Living Room, Three Bedrooms, En-Suite Shower Room & a Family Bathroom To the front of the property is a block paved driveway offering off street parking and there is also a side gate leading to the rear garden. The rear garden is laid to low maintenance artificial grass and paving, with edged borders and raised beds, a garden shed and fencing to all aspects.

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ACCOMMODATION

Entrance Hall

Open Plan Living/Kitchen Area - 13'10" x 15'3"
(4.22m x 4.65m)

Downstairs Cloakroom

Bedroom One - 8'6" x 12'8" (2.6m x 3.86m)

En-Suite Shower Room

Bedroom Two - 9'3" x 8'6" (2.82m x 2.6m)

Bedroom Three - 8'7" x 4'6" (2.62m x 1.37m)

Family Bathroom

- CUL-DE-SAC POSITION
- OFF STREET PARKING
- HIGH SPECIFICATION THROUGHOUT
- IMMACULATELY PRESENTED
- CLOSE TO AMENITIES
- POPULAR VILLAGE
- LOW MAINTENANCE REAR GARDEN
- IDEAL FOR FTB'S & INVESTORS ALIKE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92+)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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