

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

2 Bedroom semi-detached house
25 Minerva Close, Ancaster, Grantham, NG32 3LJ



This modern semi-detached house, built of brick with a tiled roof, is in the popular village of Ancaster and has accommodation comprising entrance hall, cloakroom, living room, kitchen, 2 bedrooms and bathroom. Backing onto the less used Nottingham to Skegness rail line, the property benefits electric heating, upvc double glazed windows, double glazed wooden front and back doors, off road parking and a private rear garden and is sold with no upwards chain.

PRICE: £165,000

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ANCASTER is a village and civil parish in the South Kesteven district of Lincolnshire, England, on the site of a Roman town. The civil parish includes the settlements of Sudbrook and West Willoughby.

Located just off the A153, the village is handy for Sleaford, Grantham and Lincoln, the North and South via the A1, and there is a high speed train link to London King's Cross in just over an hour from Grantham Railway Station.

Among its amenities are a Church of England primary school, a butcher, Coop shop, a small railway station on the Nottingham–Skegness line, a post office, petrol station and public house. There is a sports and social club associated with the playing field, which hosts Ancaster Cricket Club. West of the village is Woodland Waters, a holiday park with fishing and camping site, which has a restaurant, bar and venue. There are also two nearby nature reserves, each a Site of Special Scientific Interest. The village's Grade I listed Anglican parish church is dedicated to St Martin.

A C C O M M O D A T I O N :

Approached from the road side along the paved pathway to the wooden front door with two sealed unit double glazed panels, and with canopy over, and through to the:

ENTRANCE HALL:

with wooden, laminate flooring, electric night storage heater in cover, stairs leading to the first floor and doors to:

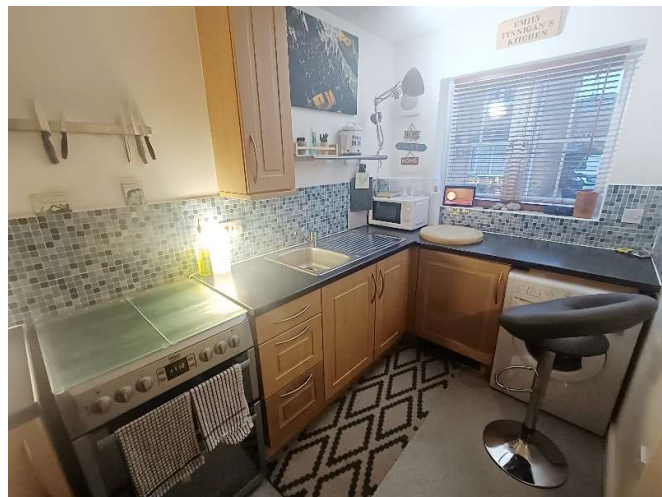
CLOAKROOM:

with tiled floor, close couple w.c, electric night storage heater in cover, corner sink with tiled splash back and UPVC double glazed window with obscured glass.

KITCHEN:

2.11m (6'11") max. (1.85m (6'01") min.) x 3.53m (11'07")

with range of fitted, wood effect floor and wall units, granite effect work surface, stainless steel sink and drainer, tiled splash back around work surfaces, UPVC double glazed window and under unit convector heater.



LIVING ROOM:

4.60m (15'01") max. x 4.22m (13'10") max.

with electric night storage heater in cover, wooden back door with sealed unit, double glazed panel, UPVC double glazed window and under stairs cupboard.



Stairs with bannister and hand rail lead from the **ENTRANCE HALL** to the **LANDING**, with loft access and doors to:-

BACK BEDROOM:
4.24m (13'11) max. (2.74m (9')
min.) x 3.35m (11') max.

with electric convection heater and
UPVC double glazed window.



FRONT BEDROOM:
3.23m (10'07") x 3:12m (10'03")

with electric convection heater in
cover, UPVC double glazed window
and door to the large **AIRING
CUPBOARD** with hot water cylinder
and storage space.



BATHROOM:

with heated towel rail, bathroom suite
comprising close couple w.c., panelled
bath and pedestal sink, mains shower
over bath, extractor fan and UPVC
double glazed window with obscured
glass.



OUTSIDE:

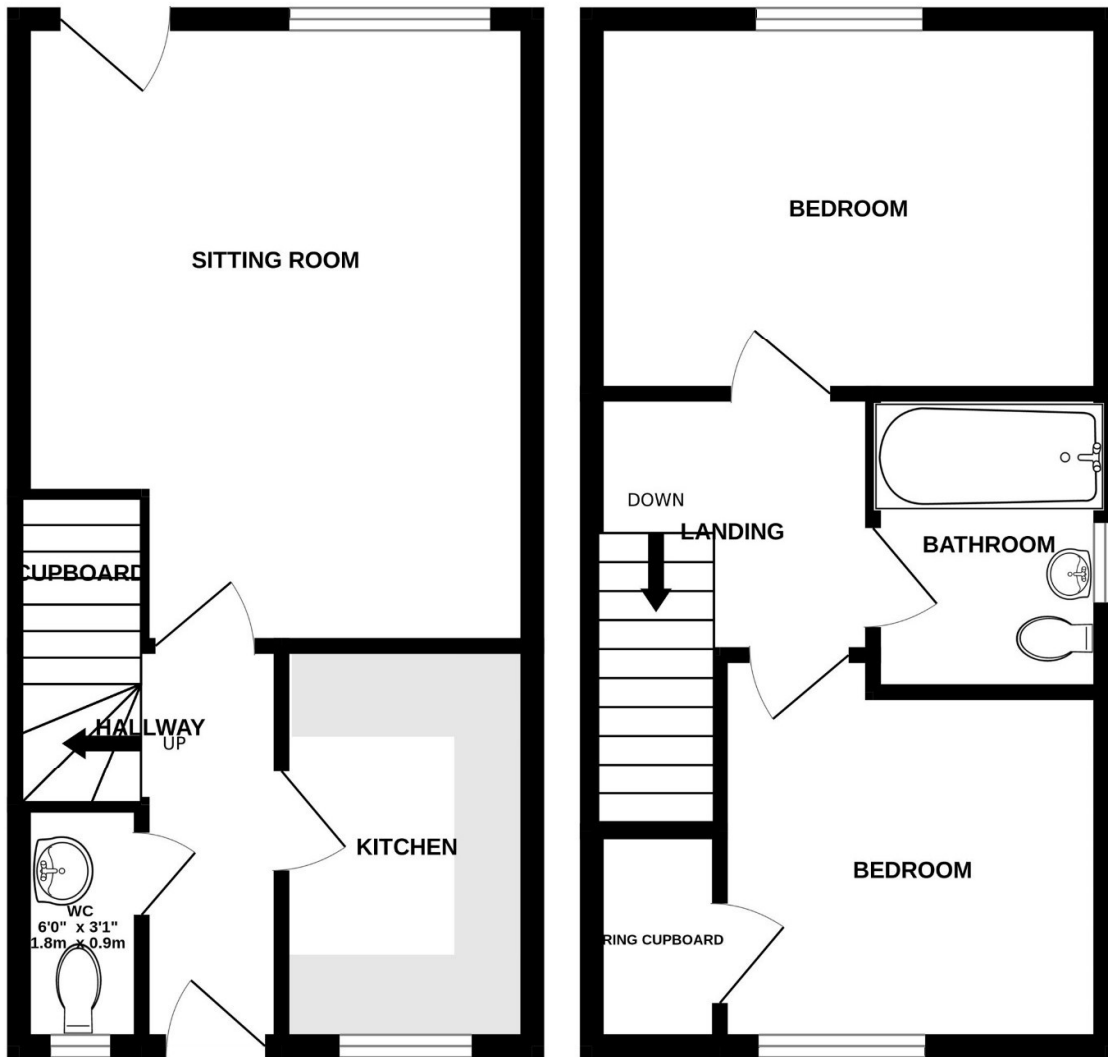
To the **FRONT** is a narrow garden with brick paviour, slabbed path and mature shrubs. To the **SIDE** is the drive way parking leading to the rear gate and enclosed **BACK GARDEN** with paved patio, gravelled area, lawn, hard standing for shed and wooden fencing with a small tree by the back fence.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES: There is no gas to the property. Mains drainage and sewer connected with water metered. The fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. where present central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: From the VOA web site the property is classified as Band B.

EPC RATING: D68

BROADBAND: Suggested speeds available on the Ofcom Broadband checker in this area - <https://checker.ofcom.org.uk/> - indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	220 Mbps	Good

Networks in your area – **Openreach**

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area - **EE**

MOBILE: Obtained from the Ofcom Mobile checker - <https://checker.ofcom.org.uk/>

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. More information

This table shows the mobile availability in your area.

Provider	Inside:		Outside:		
	Voice	Data	Voice	Data	Enhanced data
EE	✓	✓	✓	✓	✓
Three	✓	✓	✓	✓	✓
O2	✓	✓	✓	✓	✓
Vodafone	✓	✓	✓	✓	✓

What the results mean

“Voice” denotes expected coverage for making phone calls, whereas “Data” denotes mobile internet service availability, inclusive of 3G services, “Enhanced Data” includes 4G technology, 4G data speeds are typically faster than 3G data speeds. Data service speeds support web browsing, Enhanced Data service speed support multimedia applications.

The availability icons for Voice, Data and Enhanced data, mean:

Tick = You are likely to have good coverage

Triangle = You may experience some problems

Cross = You should not expect to receive a signal

If you are with a mobile communication provider which is not listed, it will use one of these networks via a wholesale arrangement. Examples include:

Lebara Mobile, Asda Mobile, Talk Mobile and VOXI use the **Vodafone** network.

Your Co-op, 1p Mobile, Utility Warehouse, Ecotalk, Plusnet and BT Mobile use the **EE** network.

iD Mobile and Smarty, Freedompop and Superdrug Mobile use the **Three** network.

Tesco Mobile, Giffgaff, Sky Mobile, Virgin Mobile and Lycamobile use the **O2** network.

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins) and taken between internal walls.

PARKING: The property has driveway parking and there is some street parking available also

MONEY LAUNDERING: Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: ‘Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.’

POSSESSION: Vacant possession of this **FREEHOLD** property can be given upon completion.

VIEWING: By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 www.pigottandhall.com