



**Bourne Road Estate, Colsterworth, Grantham NG33 5JQ**



**welcome to**

**Bourne Road Estate, Colsterworth, Grantham**

\*GUIDE PRICE £260,000 - £270,000\* - EXTENDED semi-detached house in the very popular village of Colsterworth. Good sized plot with spacious accommodation including breakfast kitchen, lounge, three bedrooms and bathroom. Driveway, gardens front and rear and a garage. Viewing Essential



### **Entrance Porch/Hallway**

Entering the property to the front through a part glazed door into the entrance porch and hallway, with laminate wood flooring, radiator, under stairs storage cupboard, window to the rear aspect, access into the garage, downstairs cloakroom, lounge and breakfast kitchen. Staircase rising to the first floor landing.

### **Downstairs Cloakroom**

With a window to the rear aspect, wash hand basin, low level WC, radiator and tiled flooring.

### **Lounge**

25' 10" x 10' 11" ( 7.87m x 3.33m )

With two windows to the front aspect, feature inset electric fire, laminate wood flooring, coving to the ceiling, storage cupboard, and a radiator.

### **Breakfast Kitchen**

25' 1" x 12' widest point ( 7.65m x 3.66m widest point )

Lovely dual aspect room with windows to both the side and rear aspects, having a range of beech effect units to both the floor and eye level with worktops over, freestanding double style oven with hob and extractor hood above, black sink, drainer and mixer tap. Space for washing machine, fridge freezer and dishwasher. Tiled flooring, radiator, plenty of space for a dining table and part glazed door leading out to the rear garden.

### **First Floor Landing**

With a window to the side aspect, carpet, hatch access to the loft and door access into the bedrooms and family bathroom.

### **Bedroom One**

13' 9" x 10' 11" ( 4.19m x 3.33m )

With a window to the front aspect, carpet and a radiator.

### **Bedroom Two**

11' 10" x 10' 11" ( 3.61m x 3.33m )

With a window to the front aspect, carpet and a cupboard housing the boiler.

### **Bedroom Three**

10' 6" x 6' 11" ( 3.20m x 2.11m )

With a window to the rear aspect, carpet, storage cupboard and a radiator.

### **Family Bathroom**

6' 10" x 6' 1" ( 2.08m x 1.85m )

With a window to the rear aspect, bath with a shower over, pedestal wash hand basin, low level WC, tiling to the walls and floor and a radiator.

### **General Description Outside**

To the front of the property there is a gravel driveway large enough for two vehicles, lawn with hedging surrounding.

The rear garden features lawn with shrubs, patio area, perfect for outside dining and entertaining. The garden is divided by a small wall with steps and fence surrounding. Benefitting from a shed. Long garage which has a window to the rear and personal access door into the garden.

Garage double length with an up and over door, power and lighting.

### **Agents Note:**

The Solar Panels are on a 25 year lease with A Shade Greener - Energy provided vendor can use and any feed left goes back to the company.

A Shade Greener maintains and services the equipment.

"We are advised that the Solar Panels at this property are Leased on a 25 year lease, prospective buyers must satisfy themselves regarding this, further details upon request"



**view this property online** [williamhbrown.co.uk/Property/GST114084](http://williamhbrown.co.uk/Property/GST114084)



welcome to

## Bourne Road Estate, Colsterworth Grantham

- Extended Semi-Detached House
- Good Sized Plot
- Spacious Accommodation
- Three Bedrooms
- Driveway, Garage and Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: A



Total floor area 140.9 m<sup>2</sup> (1,517 sq. ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



guide price

**£260,000 – £270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST114084](http://williamhbrown.co.uk/Property/GST114084)



Property Ref:  
GST114084 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)