

**WEST VIEW
ANCASTER NG32 3RE**



£550,000

Tucked away at the head of this particularly quiet road within the popular village of Ancaster, providing ease of access to Sleaford, Grantham and Newark is this Four/Five Bedroom Detached Family Home with Ample Parking, 25'2 Dining Kitchen, and a well manicured and particularly private Rear Garden. The property was built in 2006 by the current owners and offers spacious and versatile accommodation of approximately 3,300 sq ft, with a large Office Space with En-Suite with its own independent access which could be used as a Fifth Bedroom/Annexe. The property further benefits from Oil Central Heating and Double Glazing to the full accommodation which comprises Large Reception Hall, Cloakroom, Study, Living Room, Dining Room, 25'2 Dining Kitchen and Utility Room, and to the first floor there are Three Double Bedrooms with the master bedroom featuring a Juliet balcony with field views, Dressing Room and En-Suite, Second En-Suite to Bedroom Two, Family Bathroom and a further room with another En-Suite. Outside the extensive block paved drive provides Parking for a number of vehicles and leads to the Integral Double Garage whilst the Rear Garden has views over countryside. To fully appreciate the peaceful yet convenient setting of this property and the spacious accommodation available, early viewing is recommended.

Location:

Ancaster is a popular village located between Sleaford and Grantham and has amenities including shops, doctors' surgery, primary school, bus and rail services, two public houses.

Directions:

Travelling from Sleaford on the A153 towards Grantham, proceed through the village of Wilsford and continue to the next set of traffic lights. Turn right into Ermine Street and take the ninth turning on the left into West View where the property is located straight ahead at the end of the road.

A covered storm porch leads to the double glazed entrance door having flagstone tiled floor, coved ceiling, smoke alarm, under stairs store cupboard further double store cupboard and two radiators.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with mixer tap, dado rail, tiled splashbacks, extractor fan and radiator.



Study: 2.92m (9'7") x 2.44m (8'0")

Having built-in cupboard, worktop/desk and radiator.



Living Room: 5.13m (16'10") x 3.91m (12'10")

Having a dual aspect and inset inglenook fireplace with 9kw log burner and concealed lighting, square bay window to front, two wall light points, dentil mouldings and radiator. An arch provides access to the **Dining Area 3.91m (12'10") x 3.61m (11'10")** having dentil mouldings, French doors to the rear garden and radiator.



Dining Kitchen: 7.67m (25'2") x 4.98m (16'4") max

Having a range of base units with granite worktop over, 1½ bowl single drainer stainless steel sink with mixer tap and instant boiling water tap, large pantry style cupboard, double eye level electric oven, induction hob, rise and fall extractor, space and plumbing for dishwasher, space for wine fridge, zoned under floor heating, tiled floor, ceiling downlighters, Velux windows, side door and bi-folding doors to the rear garden.



Utility Room: 2.74m (9'0") x 3.53m (11'7")

Having a range of matching wall and base units with worktop over, 1½ bowl composite inset sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, tiled splashbacks, extractor fan, tiled floor, space for chest freezer and uPVC side entrance door providing access to a chicken run and coop.



Stairs from the Entrance Hall provide access to the **First Floor Galleried Landing** having a double width airing cupboard, two smoke alarms and access to the boarded loft space with loft ladder and lighting.

Bedroom 1: 6.60m (21'8") x 3.89m (12'9") max

Having French doors to the Juliet balcony overlooking the garden and field views, and two radiators.



Dressing Room: 2.77m (9'1") x 1.55m (5'1")

En-Suite: 3.89m (12'9") x 2.21m (7'3")

Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, 'P' shaped walk-in shower cubicle with mermaid board splashbacks and mains fed shower, chrome towel radiator and extractor fan.



En-Suite to Bedroom 1

Bedroom 2: 4.50m (14'9") x 2.95m (9'8")

Having walk-in wardrobe and radiator.



En-Suite:

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, shower cubicle with mains fed rainfall shower, illuminated wall mounted mirror, chrome towel radiator, ceiling downlighters, shaver point and extractor fan.



Bedroom 3: 4.19m (13'9") x 2.51m (8'3")

Having radiator.



Bedroom 4: 3.89m (12'9") x 2.29m (7'6")

Having radiator.

Bathroom: 3.23m (10'7") x 2.92m (9'7")

Being half tiled and having close coupled w.c, 'Blue Pearl' granite topped vanity unit, oversized panelled bath with mixer tap, ceiling downlighters, chrome towel radiator, further radiator and extractor fan.



Bathroom

Office/Bedroom 5: 7.24m (23'9") x 5.41m (17'9") max

(This room is currently used as a fully contained business area with three/four computer work stations and a separate telephone line, and could be used as another bedroom or annexe).

Having stairs leading down to the separate entrance with tiled floor, store cupboard, ceiling downlighters, Velux windows and two radiators.



En-Suite: 2.77m (9'1") x 2.01m (6'7")

Having close coupled w.c, vanity hand washbasin with mixer tap, double shower cubicle with mains fed shower, chrome towel radiator, further radiator, illuminated mirror, ceiling downlighters and extractor fan.



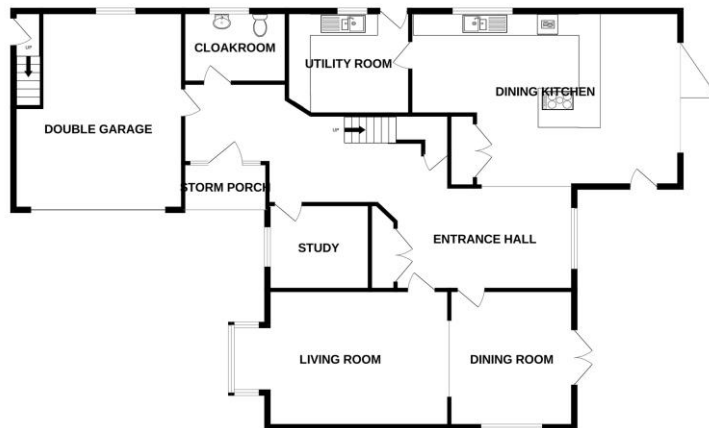
Outside:

*A large block paved drive provides **Off Road Parking** for a number of vehicles and approaches the **Integral Garage 5.66m (18'7") x 4.93m (16'2")** having electric up and over door, power, lighting, hot water cylinder, central heating boiler and personal door leading to the entrance hall. The front area is fully enclosed by timber fencing with a five bar timber gate leading to the property and brick steps leading to the storm porch. A path provides access to the **Rear Garden** having an extensive lawn area, well stocked borders with a variety of shrubs and hedging, further decorative central planted area, large patio area perfect for entertaining with water feature and recessed patio lighting and a cold water tap and external 13 amp power points are fitted. At the bottom of the garden there is a further patio area, shed and greenhouse with 3" fencing to show off the spectacular views. The rear garden is fully enclosed by a combination of timber fencing and mature hedging and for security purposes there is also security lighting, CCTV and an alarm system.*

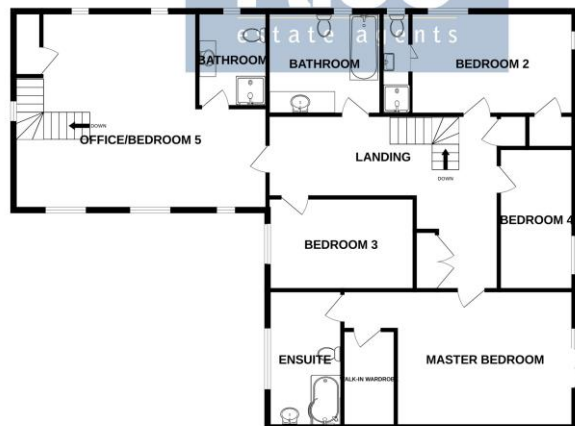


Council Tax Band E.

GROUND FLOOR
1733 sq.ft. (161.0 sq.m.) approx.



1ST FLOOR
1550 sq.ft. (144.0 sq.m.) approx.



TOTAL FLOOR AREA : 3282 sq.ft. (304.9 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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Agents Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 16/04/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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