

***MERCIA DRIVE,
ANCASTER, NG32 3QQ***



£215,000

Offered to the market with No Forward Chain and located on the fringe of the village with fields to the rear, a well presented Three Bedroom Semi Detached Bungalow with Garage and Ample Parking. The bungalow enjoys the benefits of Oil Central Heating, Double Glazing and uPVC Soffits and Fascias, and the full accommodation comprises Entrance Hall, 20'9 Lounge Diner, Kitchen, Three Bedrooms and Bathroom. Outside the rear garden is particularly private and sheltered. The bungalow is within walking distance of the village and its amenities and early viewing is highly 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 B1517 road, continue through the village of Wilsford and upon reaching Ancaster, turn right into Wilsford Lane. Follow the road into the village and at the 'T' junction turn right and turn right again into Mercia Drive. The property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the **Hall** having radiator, airing cupboard and loft access.

Lounge: 6.32m (20'9") x 3.53m (11'7")

Having double and single radiators, electric fire and patio doors to the rear garden.

Kitchen: 3.15m (10'4") x 2.44m (8'0")

Having wall and base units with worktop over, inset sink with monobloc tap, double glazed rear entrance door, built-in oven, electric hob, cooker hood, tiled splashbacks, boiler, tiled floor and plumbing for washing machine.

Bedroom 1: 3.53m (11'7") x 2.97m (9'9")

Having radiator.

Bedroom 2: 4.14m (13'7") x 2.64m (8'8")

Having radiator and built-in double wardrobe.

Bedroom 3: 2.59m (8'6") x 2.44m (8'0")

Having radiator and built-in cupboard.

Bathroom:

Having bath with electric shower over, low level w.c, pedestal hand washbasin, radiator, tiled splashbacks and extractor fan.

Outside:

The garden to the front of the property is laid to lawn and a drive approaches the **Garage** 5.31m (17'5") x 2.97m (9'9") having up and over door, light and power points and side door to the rear garden. The **Rear Garden** is laid to lawn with borders, a patio, and a cold water tap is fitted.

Council Tax Band C



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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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Bathroom



Rear Garden



Further Aspect

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agent's 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 26/02/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**