



Ermine Street  
Ancaster

MOUNT & MINSTER







## Ermine Street

Ancaster

A spacious and attractive home with character in abundance, set in the heart of this popular and well-serviced village with amenities within walking distance.

- Detached Home
- Private Driveway
- Two Reception Rooms
  - Kitchen
- Two Double Bedrooms
  - Family Bathroom
  - Generous Garden
- Brick Storage Shed
  - Popular Village
- No Onward Chain



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## DESCRIPTION

Standing in a prominent position on the heart of this enviable village, this beautiful home, formerly a sweet shop and now converted to a comfortable private residence, enjoys spacious living with ample parking and a large yet manageable garden. Accommodation briefly includes a lounge with a log-burner, a modern breakfast kitchen, a dining room that is suitable for a variety of different alternative uses, two double bedrooms that are also complemented by a large family bathroom.

## OUTSIDE

The property is approached onto a large gravel driveway with ample private parking. The back garden is accessed either from the kitchen or via gates off the driveway. It is predominantly laid to lawn with the benefit of a pleasant paved seating area, ideal for outdoor eating and entertaining, together with a useful brick storage shed.

## LOCATION

Ancaster is a very popular village with superb facilities and amenities including a primary school (Rated 'Good' by Ofsted), a butcher, grocer, post office, petrol station, public house, sports and social club and a doctors surgery.

The village is superbly located between both Sleaford and Grantham, with the latter benefiting from a direct train to London (66 mins), Ancaster itself also has an active train station. Ancaster also allows excellent access to main roads, including the A15, A17, A52 and A1 trunk road.

The village is within close proximity to various RAF bases around Lincolnshire, including Barkston Heath, Cranwell, Digby, Conningsby, Systerton and Waddington.

## SCHOOLS

Both Sleaford and Grantham have well respected primary and secondary schools. The Kesteven and Sleaford High School, St. George's Academy and Carre's Grammar School in Sleaford have all been rated as 'good' by Ofsted. As well as the village primary school, there are also many nurseries and day care facilities in the local area.







## SERVICES

Central heating (oil) throughout. Mains water, electricity and drainage are all connected.

## ENERGY PERFORMANCE

Rating: E

## COUNCIL TAX

Band: B

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## TENURE

Freehold with vacant possession upon completion.

## VIEWING

By appointment only. Please contact the agents on 01476 851400.

## ADDITIONAL INFORMATION

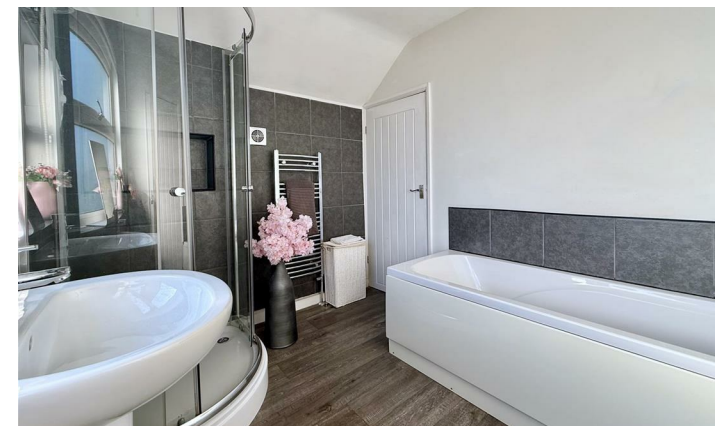
Please contact Mount & Minster:

01476 851400

info@mountandminster.co.uk

## BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.









## Ermine Street, Ancaster



**First Floor**  
Approximate Floor Area  
430 sq. ft  
(40.03 sq. m)



**Ground Floor**  
Approximate Floor Area  
430 sq. ft  
(40.03 sq. m)

**Approx. Gross Internal Floor Area 860 sq. ft / 80.06 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



