



21 Mercia Drive  
Ancaster, Grantham, Lincolnshire, NG32 3QQ

Guide Price  
£240,000

## 3 Bedroom Semi-Detached Bungalow

- Freehold
- Sought After Village Location
- Extended Semi-Detached Bungalow
- 3 Double Bedrooms
- Open Plan Kitchen/Diner
- Rear Garden
- Driveway & Garage
- Close by Amenities
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 21 Mercia Drive, Ancaster, Grantham, Lincolnshire, NG32 3QQ](#)



## Overview

\*A Spacious Three-Bedroom Bungalow in a Well-Served Popular Village Setting\*

Guide Price: £240,000 - £250,000

This extended semi-detached bungalow offers a fantastic opportunity for anyone seeking single-storey living in the popular and well-connected village of Ancaster. Offered for sale with no onward chain, the property provides generous accommodation including a welcoming entrance hall, a bright and comfortable lounge, a sizeable kitchen diner, three bedrooms and a modern shower room.



Set on a good sized plot, the bungalow enjoys both front and rear gardens, together with a driveway leading to a single garage. The rear garden is particularly appealing, featuring a patio area, mature planting and a natural beck running along the boundary, creating a peaceful outdoor space.

The home benefits from uPVC double glazing throughout and oil-fired central heating, ensuring year-round comfort and efficiency.

Situated in a vibrant village rich in amenities, the location offers everything from a doctors surgery, Co-op and Post Office to local shops, a respected primary school, pub, butchers, train station and regular bus routes. The nearby Woodland Waters beauty spot adds further appeal, while Grantham and Sleaford are easily accessible by road or rail.

This is a property with great potential in a highly convenient and historic village setting—an ideal choice for those looking to put their own stamp on their next home.





# Mercia Drive, Ancaster, Grantham, NG32

Approximate Area = 912 sq ft / 84.7 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1081 sq ft / 100.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1386414



## Location



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is on the market with our Grantham branch

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