



3 Williams Close
Ancaster, Grantham, Lincolnshire, NG32 3FJ

£174,950

2 Bedroom End Of Terrace House

- Freehold
- Popular Village Location
- Modern End-Terrace Home
- Air Source Heat Pump & Underfloor Heating
- 2 Bedrooms
- Open Plan Living Accommodation
- Driveway
- Landscaped, Enclosed Rear Garden
- Close by Amenities
- EPC Rating - B, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 3 Williams Close, Ancaster, Grantham, Lincolnshire, NG32 3FJ](#)



Overview

Constructed in 2020 and well maintained throughout, this lovely modern home represents the very best of contemporary living in a popular village setting. With stylish interiors, an energy-efficient air source heat pump, and absolutely no work required, the property is ready to be enjoyed from the moment you step through the door. Whether you are taking your first step onto the property ladder or simply seeking a low-maintenance home in a wonderful community, this is a rare opportunity not to be missed.



Internally, the accommodation has been thoughtfully designed to maximise both space and natural light. The heart of the home is the generous open plan lounge, kitchen and dining area — a wonderfully sociable space ideal for everyday living and entertaining alike. A downstairs cloakroom adds a practical touch, whilst to the first floor, two well-proportioned bedrooms are served by a modern family bathroom, completing what is a versatile and well-balanced layout throughout.

Externally, the property continues to impress. To the front, a private driveway provides convenient off-road parking, whilst to the rear, an enclosed and landscaped garden offers a real sense of sanctuary. The outdoor space has been carefully designed and features a patio sitting area, a neatly laid to lawn section, and attractive sleeper flower beds — perfect for relaxing.



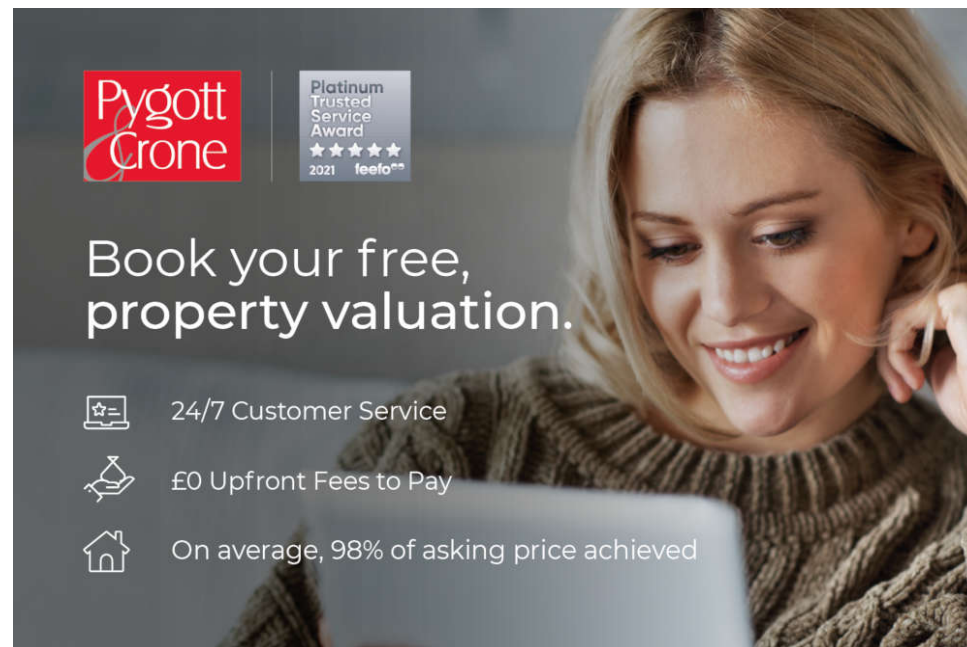
The village of Ancaster is positioned at a crossroads providing excellent access to Grantham, Sleaford and Lincoln, as well as easy reach of the A1, the village enjoys a superb balance of rural charm and everyday convenience. A village train station links directly to Grantham, where intercity rail services to London Kings Cross are available in approximately one hour. Day-to-day needs are well catered for with a local Co-Op, a village store, a doctors surgery, a primary school and a welcoming village pub with a Chinese takeaway. The playing fields are home to both the local cricket and football clubs alongside a busy social club, fostering a real sense of community spirit.

For those who enjoy the outdoors, Ancaster is particularly well placed. A network of footpaths and bridleways provide endless opportunities for walking, cycling and exploring the beautiful Lincolnshire countryside, whilst Woodland Waters offers additional leisure pursuits including fishing and birdwatching. Further afield, the historic cathedral city of Lincoln, the National Trust's stunning Belton House and the renowned Rutland Water are all within comfortable reach, ensuring there is always something to see and explore.

Viewing is highly recommended to fully appreciate everything this wonderful home and its exceptional village setting has to offer — early interest is fully anticipated.

Agents Note: - Freehold property with an annual service charge of £200 for estate maintenance.



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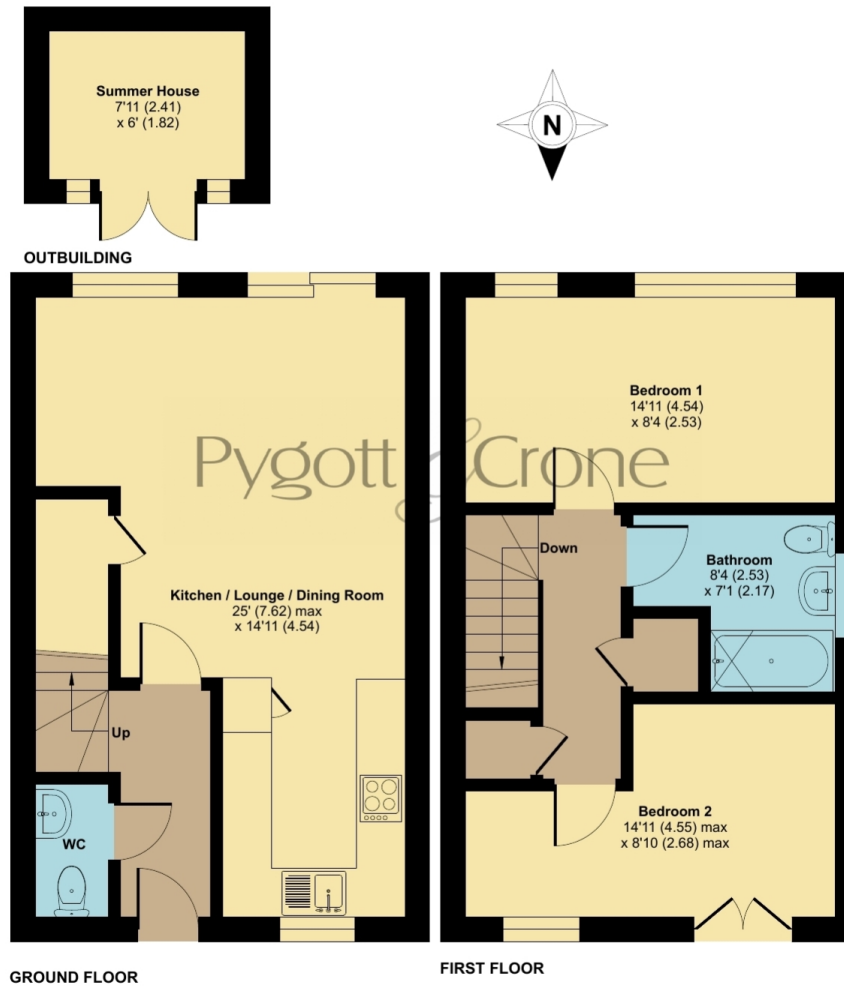

Williams Close, Ancaster, Grantham, NG32

Approximate Area = 744 sq ft / 69.1 sq m

Outbuilding = 47 sq ft / 4.3 sq m

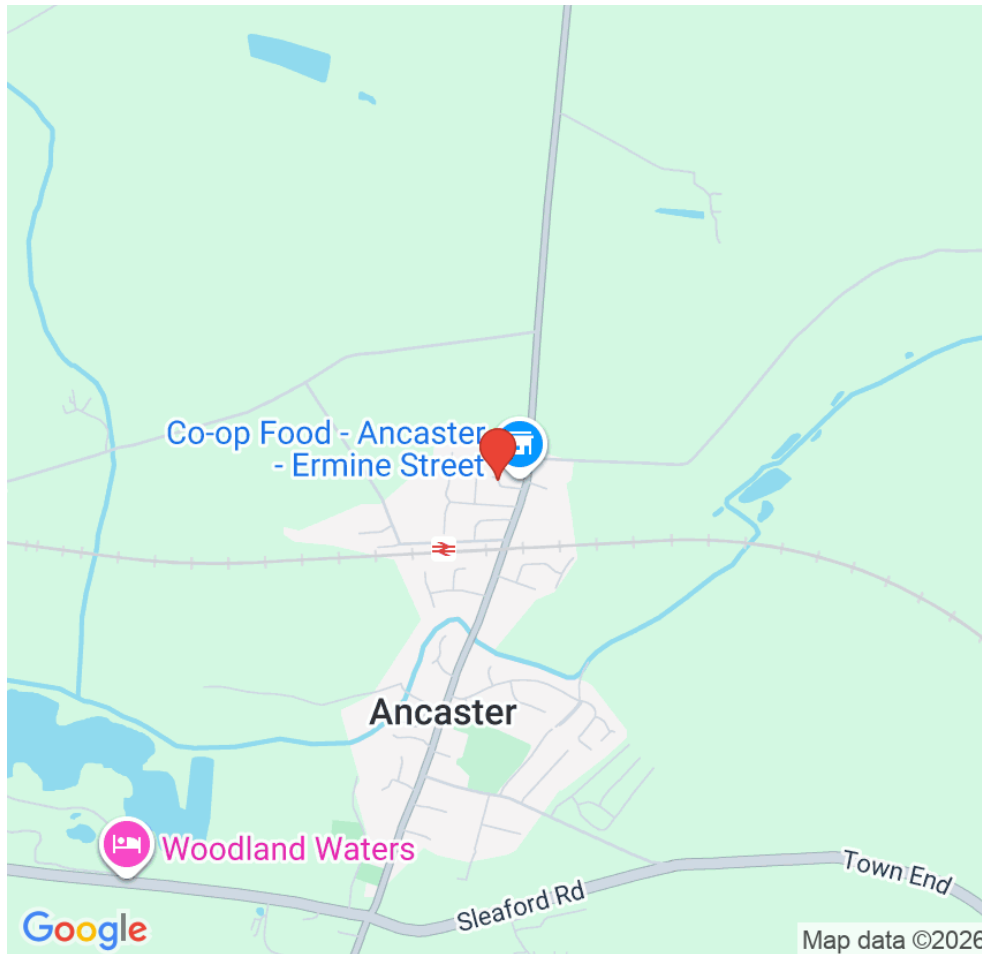
Total = 791 sq ft / 73.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Pygott & Crone. REF: 1456993

Location



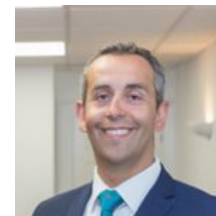
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is on the market with our Grantham branch

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