

***GLENGARRY WAY,
GREYLEES, NG34 8XU***



£180,000

Located on the fringe of this particularly popular residential area and not overlooked to the rear, a well presented Three Bedroom End Terrace House providing more than Ample Parking, Enclosed Rear Gardens and benefitting from Gas Central Heating and Double Glazing. The good sized accommodation comprises Entrance Hall, Lounge, 18'10 x 15'2 Dining Kitchen with living area of, Ground Floor Cloakroom, Three Bedrooms and Jack and Jill En-Suite to the master bedroom. A long drive provides more parking than similar properties and viewing is highly recommended.

Location:

Greylees is a modern development close to the town of Sleaford which is an expanding Market Town with amenities to cater for most day to day needs. Facilities include excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

Travelling from Sleaford on the A153 towards Grantham, after the roundabout turn left into Greylees and proceed over the level crossing before taking the second turning on the left into Balmoral Drive. At the roundabout turn left into Kinross Road and proceed to the next roundabout. Continue straight ahead into Gleneagles Drive and at the 'T' junction turn right into Murrayfield Avenue. Take the third turning on the left into Glengarry Way and the property is located on the left hand side as indicated by our 'For Sale' board.

Entrance door provides access to the Hall having radiator.

Lounge: 4.52m (14'10") x 3.61m (11'10")

Having bay window, single and double radiators and thermostat.

Dining Kitchen: 5.74m (18'10") in total x 4.62m (15'2") narrowing to 2.36m (7'9")

Having wall and base units, worktop, 1½ bowl single drainer sink with monobloc tap, inset gas hob, built-in oven, cooker hood, built-in microwave, two radiators, French doors to rear garden, tiled floor, plumbed for dishwasher, built-in cupboard and separate reading/dining area.

Cloakroom:

Having low level w.c, hand washbasin, tiled splashbacks tiled floor, boiler and radiator.

Stairs from the hall provide access to the **First Floor Landing** having airing cupboard and loft access.

Bedroom 1: 4.65m (15'3") x 2.77m (9'1")

Having radiator, hanging rail with curtain, door to:

Jack & Jill En-Suite:

Having bath with mixer tap and shower attachment, separate shower with mains fed shower, pedestal hand washbasin with mixer tap, low level w.c, tiled splashbacks, radiator, shaver point and extractor fan.

Bedroom 2: 3.56m (11'8") x 2.39m (7'10")

Having radiator.

Bedroom 3: 2.46m (8'1") x 2.16m (7'1")

Having radiator.



Lounge



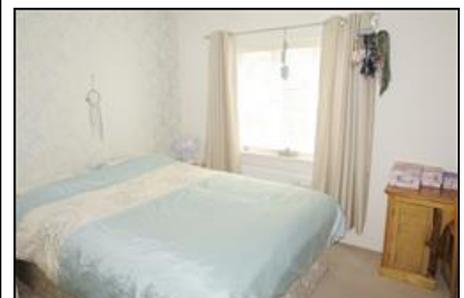
Dining Kitchen



Further Aspect



Further Aspect



Bedroom 1

Outside:

The front gardens are laid mostly to lawn with borders and a drive continues alongside the property to provide Parking. A gate from the drive provides access to the Fully Enclosed Rear Gardens comprising lawn patio area, Shed and a cold water tap is fitted.

Agent's Note 1:

The vendor informs us there is an annual service charge payable of £170.00.

Agents Note 2:

Under the Estate Agents Act 1979 we disclose that this property is owned by a relative of the directors of Mark Rice Estate Agents Limited.



GROUND FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(42.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 852 SQ.FT. (79.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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En-Suite



Bedroom 2



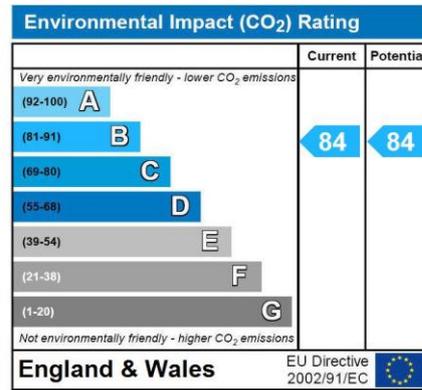
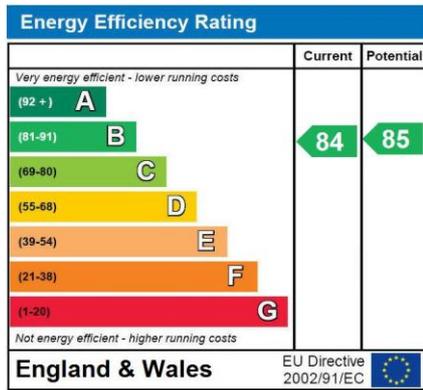
Bedroom 3



Rear Garden



Further Aspect



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 8/1/19

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

A virtual tour is available to view online at www.markrice.co.uk