

***MONTROSE GROVE,
GREYLEES, NG34 8GT***



£90,000

A particularly well presented Two Bedroom Coach House Style Flat with a single garage located in the ever desirable area of Greylees offered on a 75% shared ownership basis . The property has been well maintained by the current owner and benefits from Gas Central Heating and Double Glazing throughout with the full accommodation comprising Entrance Hall, Open Plan Lounge Diner and Kitchen, Two Good Sized Bedrooms, Bathroom, Single Integral Garage with Utility Area and Two Allocated Parking Spaces. Viewing is highly recommended.

Location:

Greylees is a modern development close to the town of Sleaford. Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including 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 road 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 right onto Pentland Drive and take the third left hand turn where the property is located on the right hand side as indicated by our 'For Sale' board.

Part Glazed Double Glazed door provides access to the entrance hall having stairs leading to the flat and door off to:

Garage: 3.17m (10'5") narrowing to 2.82m (9'3") x 5.38m (17'8")

Having up and over manual door, power, lighting and utility area having space and plumbing for washing machine, and space for tumble dryer.

First Floor Landing:

Having Radiator and door to:

Lounge Diner: 4.09m (13'5") x 5.28m (17'4") Max

Having Skylight window, storage cupboard housing the combination boiler, radiator and open door way to:

Kitchen 2.36m (7'9") x 2.21m (7'3")

Having a range of matching wall and base units with worktop over, one and a half stainless steel drainer with monobloc tap, splashbacks, eye level electric oven, four ring gas hob with hood over, space for fridge freezer and space and plumbing for dishwasher.

Hallway:

Having Radiator and doors off to bedrooms and bathroom.

Bedroom 1: 3.51m (11'6") x 2.87m (9'5")

Having radiator.

Bedroom 2: 3.48m (11'5") x 2.31m (7'7")

Having radiator.

Bathroom:

Having low level w.c., pedestal hand washbasin, panelled bath with mains shower, heated towel rail, skylight window and extractor fan.

Outside:

The property is tucked away off Pentland Drive and has two allocated parking spaces to the front.



Lounge Diner



Further Aspect



Kitchen



Bedroom 1

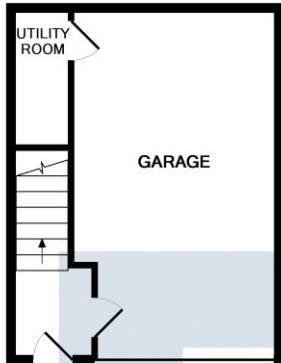


Bedroom 2

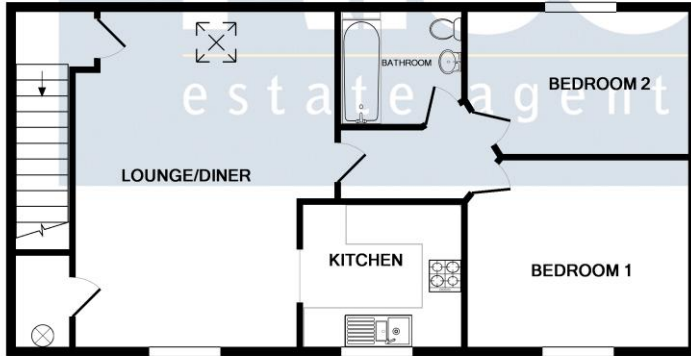
NB: There is a monthly ground rent of £98.00 which also includes buildings insurance.

TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 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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GROUND FLOOR
APPROX. FLOOR
AREA 238 SQ.FT.
(22.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.1 SQ.M.)



Bathroom



Street View

- 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 13/03/19

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