

DRAFT

***PENTLAND DRIVE,
GREYLEES, NG34 8GD***



£120,000

With the advantage of No Chain and located within this popular residential area, a One Bedroom Maisonette Providing Open Plan Living and having the advantage of a Garage, Parking Space , Gas Central Heating and Double Glazing. The property is offered in good condition and is ready to move into and has accommodation comprising Entrance Lobby with door to the garage and further store, first floor landing, 17'6 x 14'3 Kitchen/Dining and Lounge Areas, Bedroom with walk-in wardrobe and Bathroom. This is an ideal property for the purchaser looking for a low maintenance property with open plan living, hence 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 towards Grantham, after the roundabout continue towards Grantham and turn left towards Greylees. After the level crossing, turn left into Balmoral Drive and at the roundabout turn right and the property is located on the right hand side.

The property has a small gravelled area to the front and an entrance door to the Lobby with stairs to the **First Floor Landing**. A door leads to the **Garage 5.36m (17'7") x 2.87m (9'5") extending to 3.99m (13'1")** having up and over door, light and power points and storage cupboard.

The first floor landing provides access to the:

Kitchen/Living Area: 5.33m (17'6") x 4.34m (14'3")

Having windows to front and rear elevations, worktop, wall and base units, 1½ bowl single drainer inset sink with monobloc tap, two radiators, wall mounted combination boiler, plumbing for automatic washing machine, tiled splashbacks, inset gas hob, built-in oven and cooker hood.

Bedroom: 3.28m (10'9") x 2.92m (9'7")

Having radiator, walk-in wardrobe and loft access.

Bathroom:

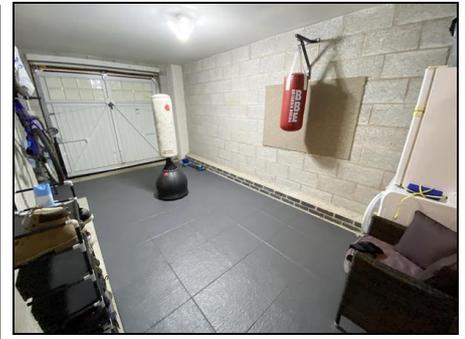
Having bath with mixer tap, pedestal hand washbasin, low level w.c, double radiator, tiled splashbacks, shaver point and fan.

Outside:

There is a **Parking Space** to the rear of the property and there is also access to the **Garage**.

Agent's Note:

The vendor informs us he pays an annual maintenance charge of approx £276.00 over a 12 month period for the current year.



Inside of Garage



Kitchen Area



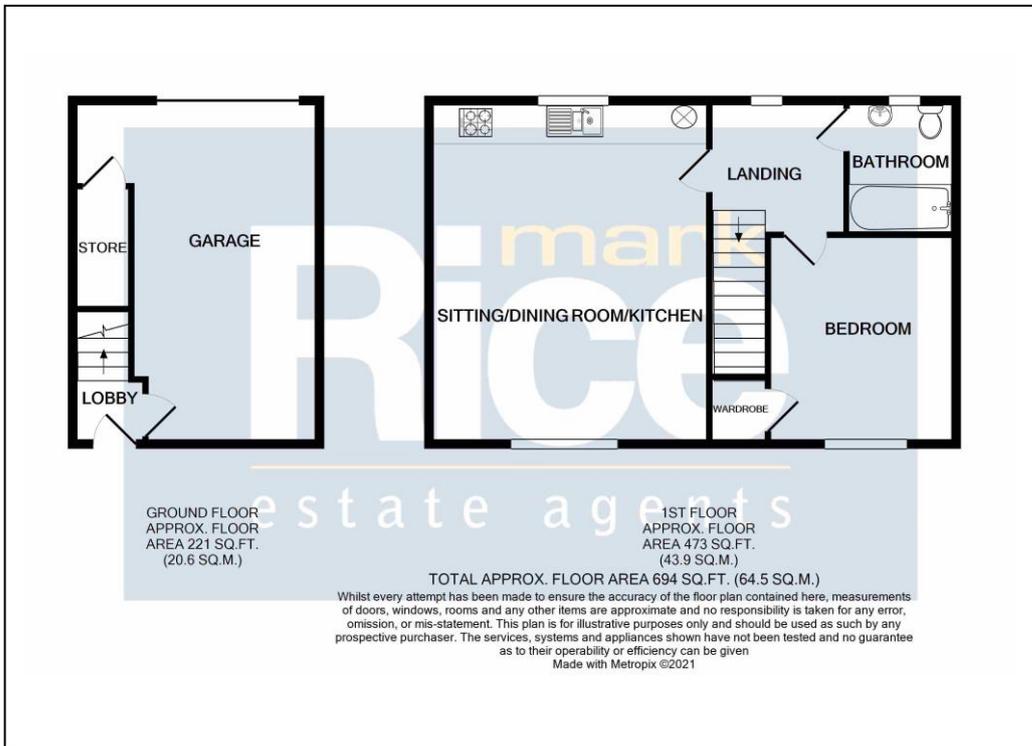
Dining Area



Lounge Area



Bedroom



Bathroom



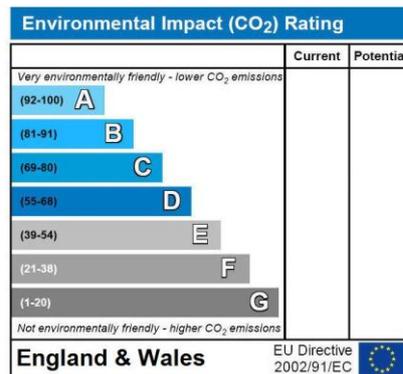
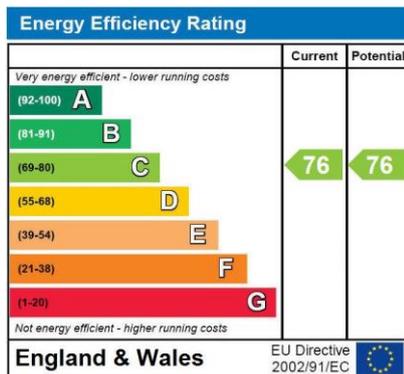
Garage to Rear



Parking Space



View To Front



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 22/11/21

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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