

***KINROSS ROAD,
GREYLEES, NG34 8GF***



£200,000

A spacious and well presented Three Bedroom Terraced Home tucked away off the main road with parking for Two Vehicles and views to the Bandstand. The property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Cloakroom, Lounge, Kitchen Diner, Three Spacious Bedrooms with En-suite to the Master Bedroom, and Family Bathroom. Outside there is parking to the front and the rear gardens are Fully Enclosed. This property is perfect for a First Time Buyer or Investor and early viewing is essential to avoid missing out.

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 the first exit onto Kinross road. Take the first right and proceed to the end of the road where the property is located on the left hand side as indicated by our 'For Sale' board.

Part glazed double glazed door provides access to the **Entrance Hall** having radiator.

Cloakroom:

Having low level w.c, pedestal hand washbasin and radiator.

Lounge: 3.56m (11'8") x 4.19m (13'9")

Having wall mounted electric fire and radiator.

Kitchen Diner: 4.70m (15'5") x 2.82m (9'3")

Having matching wall and base units with work top over, 1 and 1/2 composite drainer with monobloc tap, double electric over with four ring Gas hob and cooker hood over, tiled splashbacks, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, wall mounted boiler, radiator and French doors to the rear garden.

Inner Hall:

Having radiator and stairs providing access to the **First Floor Landing** having loft hatch, smoke alarm and airing cupboard.

Bedroom 1: 3.12m (10'3") x 3.66m (12'0") max

Having built in double wardrobe and radiator.

Ensuite:

Having close coupled w.c, vanity hand washbasin with monobloc tap, shower cubicle with mains fed shower, heated towel radiator and extractor fan.

Bedroom 2: 2.44m (8'0") x 3.20m (10'6")

Having radiator.

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

Having radiator.



Lounge



Further Aspect



Kitchen



Dining Area



Bedroom 1

Bathroom:

Being part tiled and having low level w.c, pedestal hand washbasin, panelled bath with mains fed shower over and shower screen, heated towel radiator and extractor fan.

Outside:

A double drive provides parking for two cars and the front gardens are mainly laid to gravel with hedges for ease of maintenance. The rear gardens are fully enclosed with lawn and patio areas, further gravelled area, borders, rear gate and a cold water tap.

Agent's Note:

The vendor informs us there is an annual maintenance charge payable for approximately £312.00, which is paid monthly from January to June.



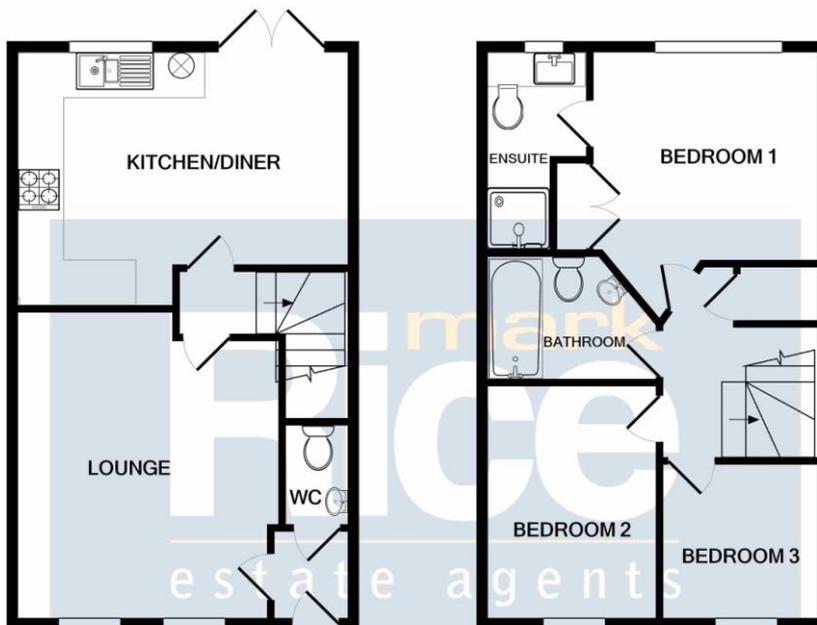
Ensuite



Bedroom 2



Bedroom 3



GROUND FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 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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Bathroom



Garden

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 11/02/22

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