

***BALMORAL DRIVE,  
GREYLEES, NG34 8GA***



**£230,000**

***To be sold with a sitting tenant so for investment purchasers only, a Four Bedroom End Terrace Town House with separate Garage located within this popular residential area. The well designed property earns a rental income currently of £795pcm and the full accommodation comprises Entrance Hall, Further Reception Hall, Two Ground Floor Bedrooms, Jack and Jill Bathroom and Utility Room to the ground floor, 'L' shaped Lounge Diner, Dining Kitchen to the first floor and Master Bedroom, En-Suite, Further Bedroom and Bathroom to the second floor. The property benefits from Gas Central Heating and Double Glazing and there is an enclosed, low maintenance garden to the rear with a drive and Garage.***

**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 towards Grantham, after the level crossing turn left towards Greylees. Turn left again into Balmoral Drive and the property is located on the left hand side.

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Entrance door provides access to the Hall having built-in cupboard and further under stairs storage cupboard.

**Bedroom 2: 3.10m (10'2") x 2.79m (9'2")**

Having radiator, built-in double wardrobe and access to the:

**Jack & Jill Shower Room: (also accessed from the hall)**

Having bath, shower, pedestal hand washbasin, low level w.c, double radiator, tiled splashbacks and shaver point

**Bedroom 4/Study: 3.05m (10'0") x 2.77m (9'1")**

Having radiator and French doors to the garden.

**Utility Room: 1.96m (6'5") x 1.88m (6'2")**

Having rear entrance door, gas boiler, wall and base units, worktop and plumbing for washing machine.

Stairs provide access to the **First Floor Landing** having radiator.

**Dining Kitchen: 4.93m (16'2") x 2.97m (9'9") narrowing to 1.88m (6'2")**

Having wall and base units, worktop extending to form breakfast bar, 1½ bowl single drainer sink with monobloc tap, plumbing for dishwasher, tiled splashbacks, cooker hood, gas hob, built-in oven and radiator.

**Lounge Diner: 4.93m (16'2") x 5.00m (16'5") max**

Being 'L' shaped and having two radiators.

Stairs provide access to the **Second Floor Landing** having airing cupboard.

**Bedroom 1: 4.93m (16'2") x 3.61m (11'10")**

Having two double built-in wardrobes and radiator.

**En-Suite:**

Having separate double shower cubicle with mains fed unit, pedestal hand washbasin, low level w.c, radiator and tiled splashbacks.

**Bedroom 3: 2.67m (8'9") x 2.46m (8'1")**

Having radiator.



**Bedroom 2**



**Jack & Jill Bathroom**



**Bedroom 4/Study**



**Utility Room**



**Dining Kitchen**

**Bathroom:**

Having bath with mixer tap and shower attachment, pedestal hand washbasin, low level w.c, radiator and tiled splashbacks.

**Outside:**

There is a small low maintenance garden to the front of the property with a gate providing access to the **Rear Garden** which is laid to lawn with a patio. A gate provides access to the drive area and **Garage**. This is approached via a shared entrance from Balmoral Drive.

**Agent's Note:**

The vendors inform us there is an annual maintenance charge payable on the property of approximately £300.00.



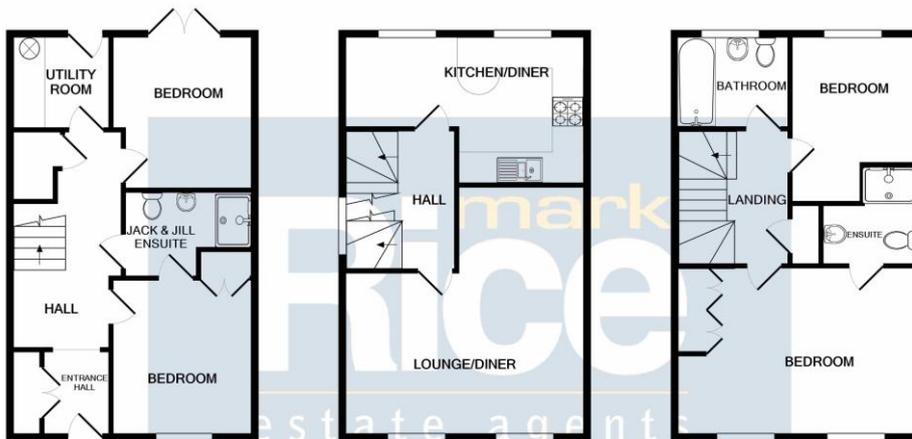
**Further Kitchen Aspect**



**Lounge Diner**



**Further Aspect**



GROUND FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.5 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1210 SQ.FT. (112.4 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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**Bedroom 1**



**En-Suite**



**Bedroom 3**



**Bathroom**



**Rear Garden**



**Garage/Driveway**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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 06/04/22

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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