

***GLENEAGLES DRIVE,
GREYLEES, NG34 8GH***



£250,000

A superbly presented and spacious Four Bedroom Semi Detached Home located in the ever popular Greylees development with an Detached Garage and low maintenance Rear Garden. The property has been well maintained by the current owners and benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Bedroom with Jack and Jill En-Suite, Further Bedroom/Study and Utility Room to the ground floor, 'L' shaped Kitchen Diner with an arch to the Lounge to the first floor and Master Bedroom with built-in wardrobes and En-Suite and a Further Bedroom and Family Bathroom to the second floor. Outside the rear garden is fully enclosed and designed with ease of maintenance in mind and early viewing of this property is highly recommended to fully appreciate everything this family home has to offer.

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 roundabout and railway crossings turn left towards Greylees. Continue over the level crossing and turn left into Balmoral Drive. At the roundabout turn left into Kinross Road and proceed straight over the second roundabout into Gleneagles Drive. At the 'T' junction, turn left where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the **Entrance Hall** having store cupboard, tiled floor, radiator and understairs storage cupboard.

Bedroom 3: 3.68m (12'1") x 2.90m (9'6") max

Having radiator.

Jack and Jill En-Suite:

Being part tiled and having low level w.c, pedestal hand washbasin with mixer tap, double shower cubicle with mains fed shower, shaver point, extractor fan and radiator.

Bedroom 4/Study: 2.97m (9'9") x 2.77m (9'1")

Having French doors to the rear garden and radiator.

Utility Room: 1.93m (6'4") x 1.85m (6'1")

Having matching wall and base units with laminate worktop over, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler and rear entrance door.

Stairs from the hall provide access to the **First Floor Landing** having smoke alarm.

Kitchen Diner: 4.90m (16'1") x 4.70m (15'5") max

Having range of Royal Blue matching wall and base units with laminate wood effect work top over, 1½ bowl single drainer inset sink with mixer tap, double eye level electric oven, five ring gas hob with stainless steel cooker hood over, integrated fridge and freezer, pan drawers, breakfast bar, bay window, two radiators, tiled floor and an arch providing access to the:

Lounge: 4.93m (16'2") x 3.40m (11'2")

Having feature fireplace surround and radiator.

Stairs from the first floor provide access to the **Second Floor Landing** having smoke alarm and airing cupboard



Bedroom 3



Jack and Jill En-Suite



Utility Room



Kitchen Diner



Dining Area

Bedroom 1: 4.93m (16'2") x 3.45m (11'4")
Having two double built-in wardrobes and two radiators.

En-Suite:
Being part tiled and having low level w.c, pedestal hand washbasin with mixer tap, double shower cubicle with mains fed shower, shaver point, extractor fan and radiator.

Bedroom 2: 2.95m (9'8") x 2.59m (8'6") max
Having built-in wardrobe and radiator.

Bathroom:
Being part tiled and having low level w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over, extractor fan and radiator,

Outside:
To the front of the property is a communal parking area with paved steps providing access to the entrance door with a lawn area shared with neighbours, enclosed by hedging and a brick wall. A gate provide access to the Rear Garden which is mainly laid to lawn with a patio area and path, gravelled border and a cold water tap and outside light are fitted. A further timber gate provides access to the Parking Area and **Garage 5.21m (17'1") x 2.77m (9'1")** having a manual up and over door, power points and lighting.

Agents Note:
The vendors inform us there is an annual maintenance charge payable of £234.73.

Council Tax Band C.



Lounge



Master Bedroom



Further Aspect



En-Suite



Bedroom 2



Bathroom



Rear Garden



gents 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 07/05/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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