

***THE CRESCENT,
GREYLEES, NG34 8PR***



New Price £250,000

Tucked away down a no-through road on the fringe of this popular development, an Immaculate Three Bedroom Semi-Detached Home with a Much Larger Than Average and Private Rear Gardens, 14'0 Orangery with Under Floor Heating, and Fully Owned Solar Panels. The property has been well maintained by the current owners and benefits from Gas Central Heating and Double Glazing with accommodation comprising Entrance Hall, Lounge, Downstairs Cloakroom, Breakfast Kitchen, Orangery, Three Bedrooms, and Family Bathroom. Outside there is a driveway to provide off road parking and the front gardens have been gravelled to provide two additional parking spaces. The Rear Gardens are Fully Enclosed and particularly private as not being overlooked with a 24' Workshop with Power and Lighting. In addition to all the superb features this home has to offer, it also benefits from No Services Charges. Viewing of his home 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 Grantham Road, continue to the roundabout taking the second exit on to the A153. After the level crossing, turn left into Willoughby Road and take the first turning on the left into Balmoral Drive. Continue to the roundabout and take the first turning into Kinross Road and proceed over the next roundabout to the 'T' junction. Turn right onto Murrayfield Avenue and take the fourth turning on the left into Roxburgh Drive and follow the road as it bears to the right into Glengarry Way. Proceed to the head of the cul-de-sac into The Crescent where the property is located on the left hand side as indicated by our 'For Sale' board.

Double Glazed door provides access to the Entrance Hall having smoke alarm, shoe cupboard, and radiator.

Lounge: 3.61m (11'10") x 4.60m (15'1")

Having bay window, living flame effect gas fire with surround, and radiator.

Inner Hall:

Having arch to the kitchen. smoke alarm, and door to cloakroom.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap, chrome towel radiator, and extractor fan.

Kitchen: 4.65m (15'3") x 4.37m (14'4")

Having a range of matching wall and base units with worktop over, double ceramic Belfast sink with mixer tap, space for Range cooker with concealed extractor unit over, space for American fridge freezer, space and plumbing for washing machine, integrated dishwasher, concealed wall mounted Gas boiler, tiled floor, ceiling downlighters, and Bi-Fold doors providing access to the Orangery.

Orangery: 4.27m (14'0") x 3.76m (12'4")

Having under floor heating, lantern style roof, downlighters, and French doors providing access to the rear garden.

Stairs from the entrance hall provide access to the **First Floor Landing** having airing cupboard, loft access, smoke alarm, and radiator.

Bedroom 1: 4.67m (15'4") x 3.48m (11'5")

Having radiator.

Bedroom 2: 2.77m (9'1") x 3.35m (11'0") max

Having radiator.



Lounge



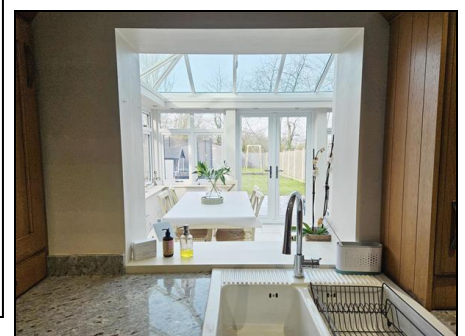
Further Aspect



Kitchen



Further Aspect



Further Aspect

Bedroom 3: 2.34m (7'8") x 3.35m (11'0") max

Having radiator.

Bathroom: 2.13m (7'0") x 1.75m (5'9")

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, mains fed shower over and shower screen, towel radiator, and extractor fan.

Outside:

A tarmac drive provides off road parking and approached the Attached Garage (2.57m (8'5") x 5.18m (17'0")) having up and over door, power points, lighting, and loft storage. The remainder of the front has been gravelled to provide further parking with a patio path leading to the entrance door. There is also an external light and electric car charging point. The rear gardens are a particular feature of this property being much larger than average, mainly laid to lawn with a good sized patio area, all enclosed by timber fencing, and a fitted cold water tap. There is also 24' timber workshop which was constructed in 2018 with power and lighting.

Council Tax Band: B



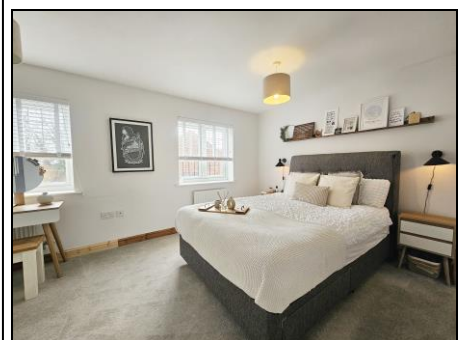
Orangery



Landing



Bedroom 1



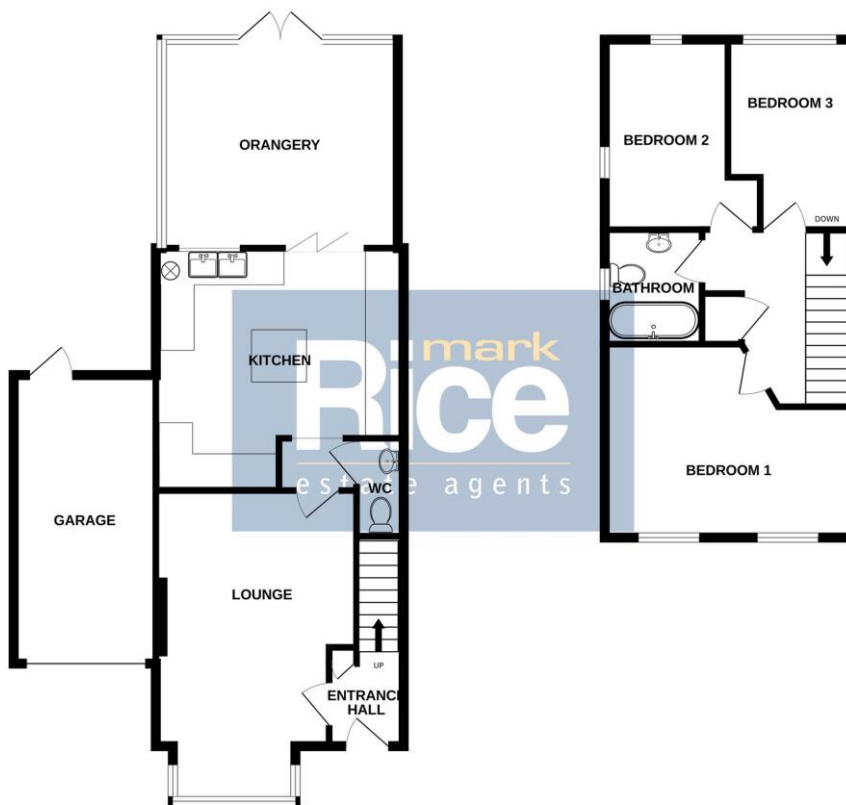
Further Aspect



Bedroom 2

GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix C3024



Bedroom 3




Bathroom



The Crescent



Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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 30/01/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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