

***STRATTEN PARK,
GREYLEES, NG34 8YD***



New Price £325,000

A particularly spacious Four Bedroom Detached House located on the fringe of the village enjoying views over open countryside and the benefits of a cul-de-sac setting. Greylees is a popular residential development to the West of Sleaford and is close to the Sleaford Golf Course. The property is approximately seven years old and the current owners specified a high standard of fixtures and fittings throughout when they purchased the property which further benefits from Double Glazing and Gas Central Heating. The immaculate accommodation comprises Reception Hall, Lounge, Study, Cloakroom, 26'7 Dining Kitchen with range of appliances, Utility Room, Four Good Size Bedrooms, three of which have built-in wardrobes, En-Suite to the master bedroom and Family Bathroom. Outside the drive approaches the Single Garage and the good size rear garden is fully enclosed. To fully appreciate the location of this property and the standard of accommodation on offer, 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 B1517 road towards Grantham, continue straight ahead at the roundabout and after the level crossing turn left into Greylees. Continue over the level crossing and turn left into Balmoral Drive. At the roundabout turn right into Pentland Drive and follow the road to its end and at the 'T' junction turn right into Hampden Way. As this road bears to the left, turn right into Stratten Park and the property is located on the left hand side.

Entrance door provides access to the Reception Hall having built-in cupboard and radiator.

Cloakroom:

Having corner hand washbasin with mixer tap, low level w.c, radiator and tiled splashbacks.

Study: 2.13m (7'0") x 1.85m (6'1")

Having radiator.

Lounge: 4.32m (14'2") extending to 4.98m (16'4") x 3.68m (12'1")

Having bay window, electric fire with surround and radiator.

Kitchen Diner: 8.38m (27'6") x 3.05m (10'0") narrowing to 2.51m (8'3")

Having range of wall and base units, fitted worktop, French doors to rear garden set within a small conservatory style area in the kitchen, 1½ bowl single drainer sink with monobloc tap, integral water filter, inset six ring gas hob, built-in oven, cooker hood, dishwasher, fridge and freezer, three radiators and ceiling downlighters.

Utility Room: 1.68m (5'6") x 1.63m (5'4")

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

Stairs from the hall provide access to the **First Floor Landing** having loft access and double airing cupboard.

Bedroom 1: 3.78m (12'5") x 3.51m (11'6")

Having radiator, two double and one single built-in wardrobe and three windows.

En-Suite:

Having separate shower cubicle with mains fed shower, low level w.c, pedestal hand washbasin with mixer tap, shaver point and white towel radiator.

Bedroom 2: 3.76m (12'4") x 3.23m (10'7") extending to 3.76m (12'4")

Having two double built-in wardrobes and radiator.



Reception Hall



Cloakroom



Study



Lounge



Kitchen Diner

Bedroom 3: 3.17m (10'5") x 2.95m (9'8")

Having radiator.

Bedroom 4: 3.12m (10'3") x 2.74m (9'0")

Having radiator and two built-in wardrobes.

Bathroom:

Having bath with digital touch side taps and mains fed shower over, hand washbasin with mixer tap, low level w. c, and white towel radiator.

Outside:

*The front garden is laid to lawn with borders and some gravel forming a low maintenance area. A drive approaches the **Single Garage 5.08m (16'8") x 2.64m (8'8")** having up and over door, loft storage, light and ample power points. The **Rear Garden** is enclosed and laid mostly to lawn with borders and a cold water tap is fitted.*

Agents Note: *The vendors inform us there is an **£234.00** maintenance fee payable per annum.*



Further Kitchen Aspect



Further Kitchen Aspect



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Rear Garden

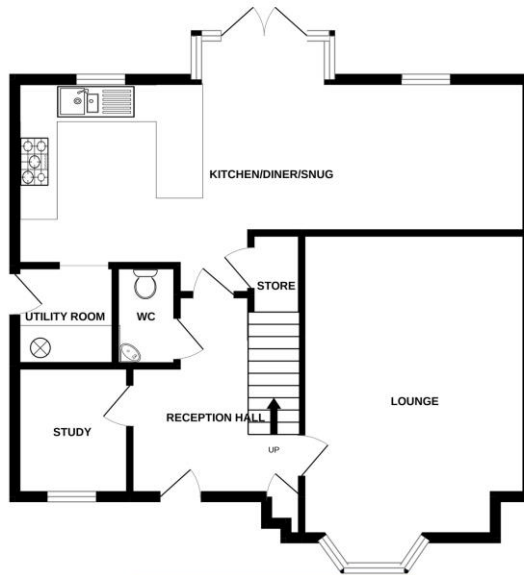


Further Garden Aspect

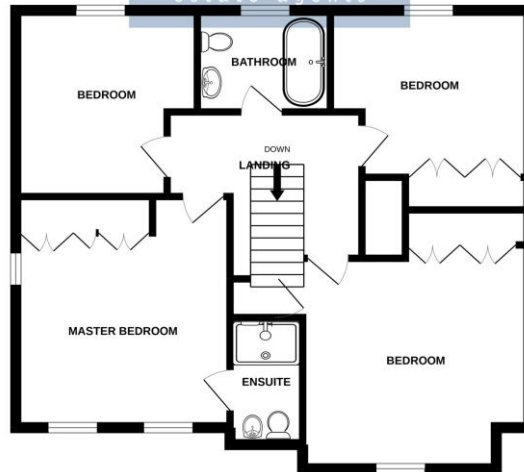


View

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



Rice
1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.
estate agents



TOTAL FLOOR AREA : 1306 sq.ft. (121.4 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.
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| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | 91 |
| (81-91) B | | 81 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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 05/03/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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