

***MURRAYFIELD AVENUE,
GREYLEES, NG34 8GP***



£300,000

A spacious and superbly presented Four Bedroom Detached Family Home located on the popular Greylees development providing easy access to both Sleaford and Grantham and offering Ample Off Road Parking, Detached Garage and a West Facing Rear Garden. The property has been well maintained by the current owners and offers generous accommodation over three floors which benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge with bay window, Dining Kitchen, Three Bedrooms with En-Suite to bedroom 2 and Family Bathroom to the first floor, whilst to the second floor there is a Study Area and Master Bedroom with En-Suite. Outside a drive provides parking and approaches the garage and the rear garden is fully enclosed. The property is located at the head of a shard drive, tucked away off the main thoroughfare offering a particularly private retreat, and early viewing is highly recommended.

Directions:

Travelling from Sleaford on the A153 towards Grantham, once out of Sleaford turn left towards Greylees and proceed over the level crossing and turn left into Willoughby Road. Follow the road as it bears to the right and take the next turning on the left into Balmoral Drive. Continue to the roundabout taking the first exit into Kinross Road and proceed to the next roundabout. Continue straight over and enter Gleneagles Drive and at the 'T' junction turn right into Murrayfield Avenue. Follow the road as it bears to the left and immediately turn left into the shared drive and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the entrance hall having smoke alarm and radiator.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps and tiled splashbacks, extractor fan and radiator.

Lounge: 4.44m (14'7") x 3.28m (10'9")

Having bay window and radiator.

Dining Kitchen: 5.64m (18'6") x 3.73m (12'3") max

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, single eye level electric oven with grill, inset five ring gas hob with stainless steel cooker hood over, pan drawers, space and plumbing for washing machine, space for under counter fridge, space for fridge freezer, tiled splashbacks, understairs store cupboard, radiator and two sets of French doors providing access to the rear garden.

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

Bedroom 2: 3.81m (12'6") x 3.30m (10'10")

Having two double built-in wardrobes and radiator.

En-Suite:

Having close coupled w.c, pedestal hand washbasin with mixer tap, separate shower cubicle with mains fed shower, tiled splashbacks, extractor fan and radiator.

Bedroom 3: 3.68m (12'1") x 3.40m (11'2") max

Having space for wardrobe and radiator.

Bedroom 4: 2.79m (9'2") x 1.96m (6'5")

Having space for wardrobe and radiator.

Bathroom: 2.18m (7'2") x 1.78m (5'10")

Being part tiled and having close coupled wc, pedestal hand washbasin with mixer tap, panelled bath with mixer tap, extractor fan and radiator.

Stairs provide access to the second floor landing having Study Area, Velux roof light and smoke alarm.

**Lounge****Dining Kitchen****Further Aspect****Bedroom 2****En-Suite**

Bedroom 1: 5.99m (19'8") x 3.40m (11'2") max

Having two double built-in wardrobes, loft access and two radiators.

En-Suite: 3.07m (10'1") x 2.49m (8'2") max

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, double shower cubicle with mains fed shower, shaver point, eaves storage, extractor fan, radiator and Velux window.

Outside:

*A drive laid to concrete provides **Off Road Parking** for a number of vehicles in tandem and approaches the **Single Detached Garage 5.82m (19'1") x 3.05m (10'0")** having manual up and over door, power and lighting. The remainder of the front garden is laid mostly to lawn with decorative borders and a paved path leads to the front entrance door. A timber gate provides access to the **West Facing Rear Garden** which is laid mostly to lawn with a patio area, further decking area with an external 13 amp power point and gravelled border, all enclosed by timber fencing.*

Agent's Note:

We understand there is an annual maintenance charge payable and the fee for the current year from January was £322.24.

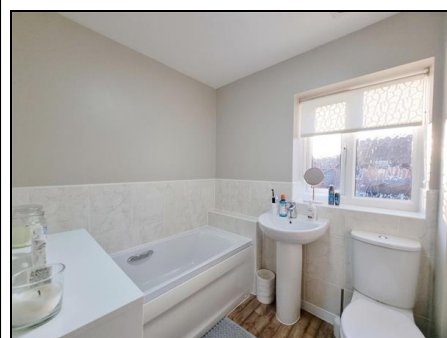
Council Tax Band D.



Bedroom 3



Bedroom 4



Bathroom



Bedroom 1



En-Suite



Rear Garden



Further Garden Aspect

Agent's 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 20/01/2026

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