

DRAFT

***KINROSS ROAD,
GREYLEES, NG34 8GB***



£360,000

Located in an enviable tucked away position at the end of this small, private road, an immaculate and tastefully upgraded Four Bedroom Detached Houses with Ample Parking, Garage and Good Sized Gardens. The property is located in the popular Greylees development and is within walking distance of amenities. The full accommodation comprises Entrance Hall, Lounge, Separate Dining Room, 17'6 x 10'3 Dining Kitchen, Utility Room, Ground Floor Cloakroom, Four Bedrooms, Re-Fitted En-Suite to the master bedroom and Family Bathroom. Outside a drive is located to the side of the property and provides access to the Detached Garage, and the rear garden is enclosed and has a number of seating areas and well stocked borders. The property further benefits from Gas Central Heating and Double Glazing and early viewing is highly recommended to appreciate the standard of accommodation available and the property's superb location.

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, after the level crossing turn left towards Greylees. Continue over the level crossing and turn left into Balmoral Drive and, at the roundabout, turn left into Kinross Road. The property is located on the left hand side as indicated by our 'For Sale' board, at the end of a small private road.

A double glazed entrance door provides access to the Hall having cloaks cupboard, radiator and understairs storage cupboard.

Dining Kitchen: 5.33m (17'6") x 3.12m (10'3")

Having eye level double oven, induction hob with cooker hood over, wall and base units, granite work tops with a central breakfast bar area, feature radiator, French doors to the rear garden, integrated full height fridge, integrated dishwasher, 1½ bowl single drainer sink with monobloc tap, separate water filter tap, tiled splashbacks and ceiling downlighters.

Lounge: 5.33m (17'6") x 3.43m (11'3")

Having living flame effect gas fire with surround, French doors to the rear garden, two radiators and double doors to the hall and to the:

Dining Room: 3.40m (11'2") x 2.82m (9'3")

Having bow window and radiator.

Utility Room: 1.83m (6'0") x 1.70m (5'7")

Having wall and base units with worktop over, tiled splashbacks, inset sink with monobloc tap, plumbing for washing machine, built-in freezer, wall mounted boiler and radiator.

Cloakroom:

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

Stairs from the hall provide access to the **First Floor Landing** having airing cupboard, radiator and access to the part boarded loft with ladder.

Bedroom 1: 4.32m (14'2") x 3.84m (12'7") narrowing to 2.97m (9'9")

Having radiator and a range of three built-in double wardrobes.

En-Suite:

Being fully tiled and having twin bowl sinks with drawers below and mixer taps, low level w.c, separate mains fed shower, tiled floor, shaver point, chrome towel radiator, two wall lights on mirrors and shelving as fitted, together with a glazed storage cabinet.

Bedroom 2: 3.78m (12'5") max x 3.07m (10'1")

Having built-in double wardrobe and radiator.

**Entrance Hall****Dining Kitchen****Further Kitchen Aspect****Lounge****Dining Room**

Bedroom 3: 3.96m (13'0") x 2.74m (9'0")

Having built-in double wardrobe, further single robe and radiator.

Bedroom 4: 2.87m (9'5") x 2.51m (8'3")

Having radiator.

Bathroom:

Having 'P' shaped shower bath with mixer tap and mains fed shower over, vanity hand washbasin with cupboard below and mixer tap, low level w.c, tiled splashbacks, shaver point and chrome towel radiator.

Outside:

The property has a lawn and paved garden to the front and a drive to the side of the property with a productive vegetable area. A cold water tap is fitted to this area. The property has a **Detached Garage 5.36m (17'7") x 3.00m (9'10")** having up and over electric door, side personal door, loft storage and light and power points. A gate provides access to the **Enclosed Rear Garden** with large patio area adjacent to the house and garage, and this extends to a further patio area with an external power point. The remainder of the garden is laid to lawn with well stocked borders, and a second 13 amp power point is located within the garden.

Council Tax Band D.

Agents' Note:

This property belongs to a relative of the directors of Mark Rice Estate Agents Limited.



Utility Room



Cloakroom



Bedroom 1



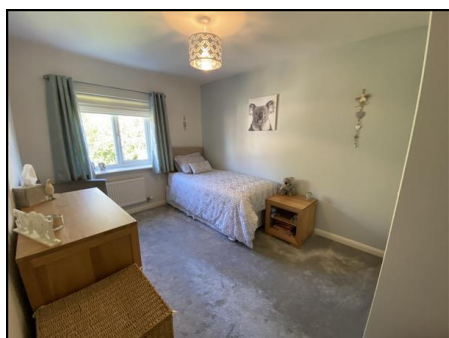
Further Bedroom 1 Aspect



En-Suite



Bedroom 2



Bedroom 3



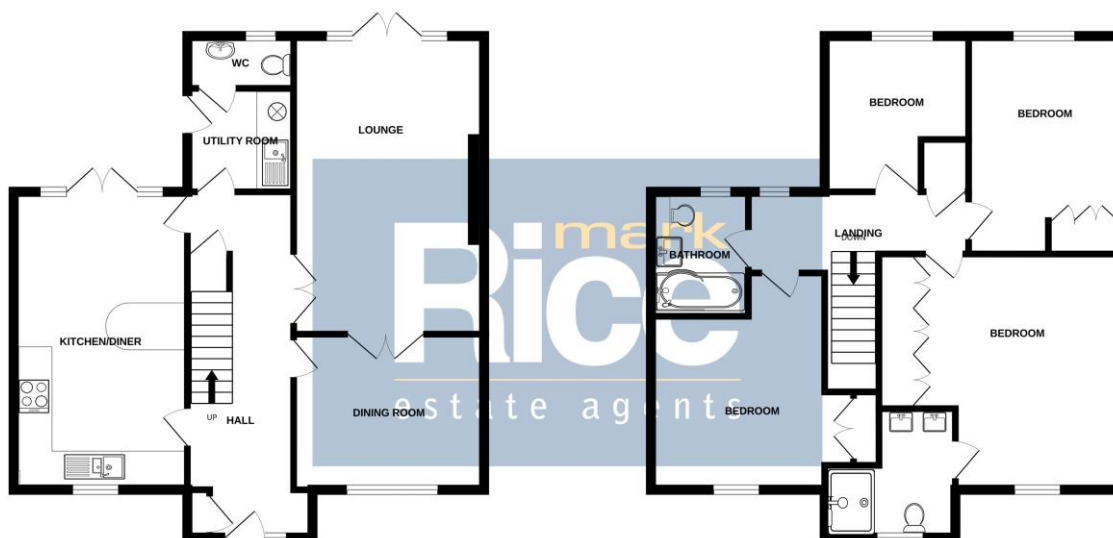
Bedroom 4



Bathroom

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1326 sq.ft. (123.2 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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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 19/9/24

Viewing Strictly by Appointment With Mark Rice Estate Agents
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