

Renfrew Drive, Greylees, Sleaford, NG34 8GE



Asking Price £235,000 Freehold



NO CHAIN - ideal for buyers looking for a quick purchase and viewing is highly recommended to appreciate the spacious flexible living arrangement options.

A modern 3 storey end of terrace town house located on the popular David Wilson Homes development of Greylees,. The flexible accommodation comprises of - ground floor featuring entrance hallway, double bedroom, shower room, utility room and garage. The first floor offers an "L" shaped lounge with Juliet balcony and a breakfast kitchen. The second floor has a master bedroom with en-suite bathroom and a further double bedroom with en-suite shower room. Gardens to rear.

The property has Gas Central Heating with radiators to all rooms and is UPVC double glazed. EPC rating is C and Council Tax Band is C.

Accommodation

The accommodation is entered via a composite door into the entrance hallway.

Entrance Hallway



A good sized hallway having a storage cupboard with shelving and coat hooks, laminate flooring, radiator cover, thermostat heating control, understairs storage cupboard and electric consumer unit.

Utility Room

7'8" x 6'6"



Having a range of wall and base units with worktop over, tiled splashback, space and plumbing for washing machine, space for further appliance, laminate flooring, Glow Worm wall mounted combi boiler and half glazed door leading to the rear garden.

Bedroom Three

10'8" x 9'1"



Having patio doors leading into the rear garden.

Shower Room

Having an enclosed shower unit with mains fed shower, close coupled W.C., pedestal wash hand basin with mixer tap, extractor fan, shaver point, tiled flooring and partially tiled walls.

Garage

17'4" x 8'7"

Having up and over door with electric and lighting and courtesy door into the entrance hallway.

Landing

First floor landing with doors off to Breakfast Kitchen and Lounge.

Breakfast Kitchen

16'1" x 11'



Having a range of wall and base units with worktop over, tiled splashbacks, gas hob, electric over, overhead extractor fan, space and plumbing for dish washer, space for upright fridge/freezer, stainless steel sink with mixer tap and vinyl flooring.

There are double patio doors opening onto a balcony with decked flooring and wrought iron railings.

Lounge 17'2" x 16'1"

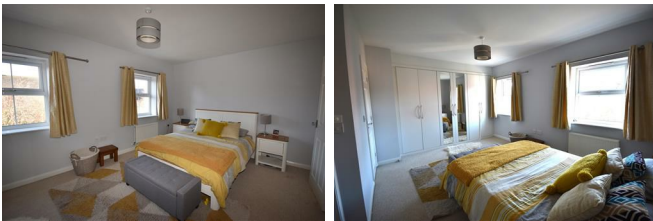


A large spacious lounge with room for a dining area. There is a T.V. point and internet point. The room has double doors with a Juliette balcony overlooking a garden area.

Landing

The second floor landing has doors off to the two bedrooms and also an airing cupboard with shelving.

Master Bedroom 14'5" x 11'3"



A good sized bedroom with triple fitted built in wardrobes.

En-Suite Bathroom



Having a four piece suite comprising of panelled bath, fully tiled enclosed shower cubicle with a mains fed shower, close coupled W.C., pedestal wash hand basin, shaver point, partially tiled walls, tiled flooring and an extractor fan.

Bedroom Two 12' x 11'3"



Having a double built in wardrobe and door off to en-suite shower room.

En-Suite Shower Room



Having a double enclosed mains fed shower which is fully tiled, pedestal wash hand basin, close coupled W.C., shaver point, extractor fan, partially tiled walls and tiled flooring.

Outside Front

The frontage has a two parking spaces one in front of the single garage.

Outside Rear

The rear garden is fully enclosed by fencing and has two paved patio areas, a lawned area with pebble borders and a side access gate.

Additional Information

The latest estate management fees for the year were £278.39.

Financial Services

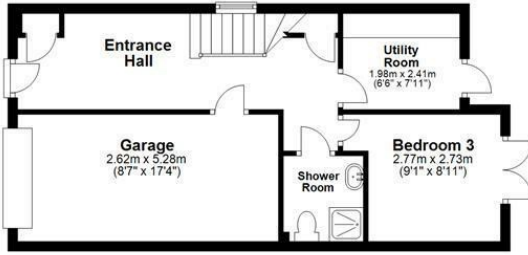
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis

within our premises at 71 Northgate, Sleaford, NG34 7BS.

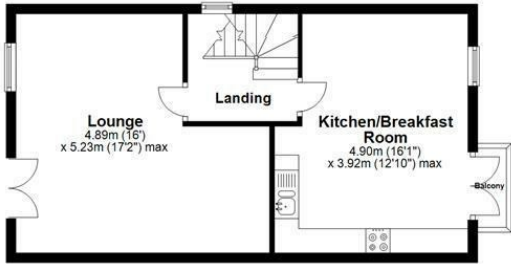
Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

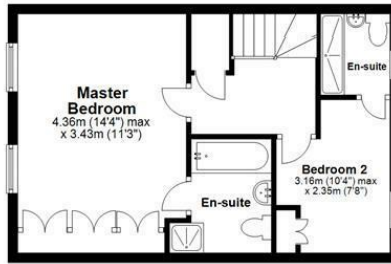
Ground Floor
 Approx. 44.7 sq. metres (481.4 sq. feet)



First Floor
 Approx. 45.0 sq. metres (484.1 sq. feet)

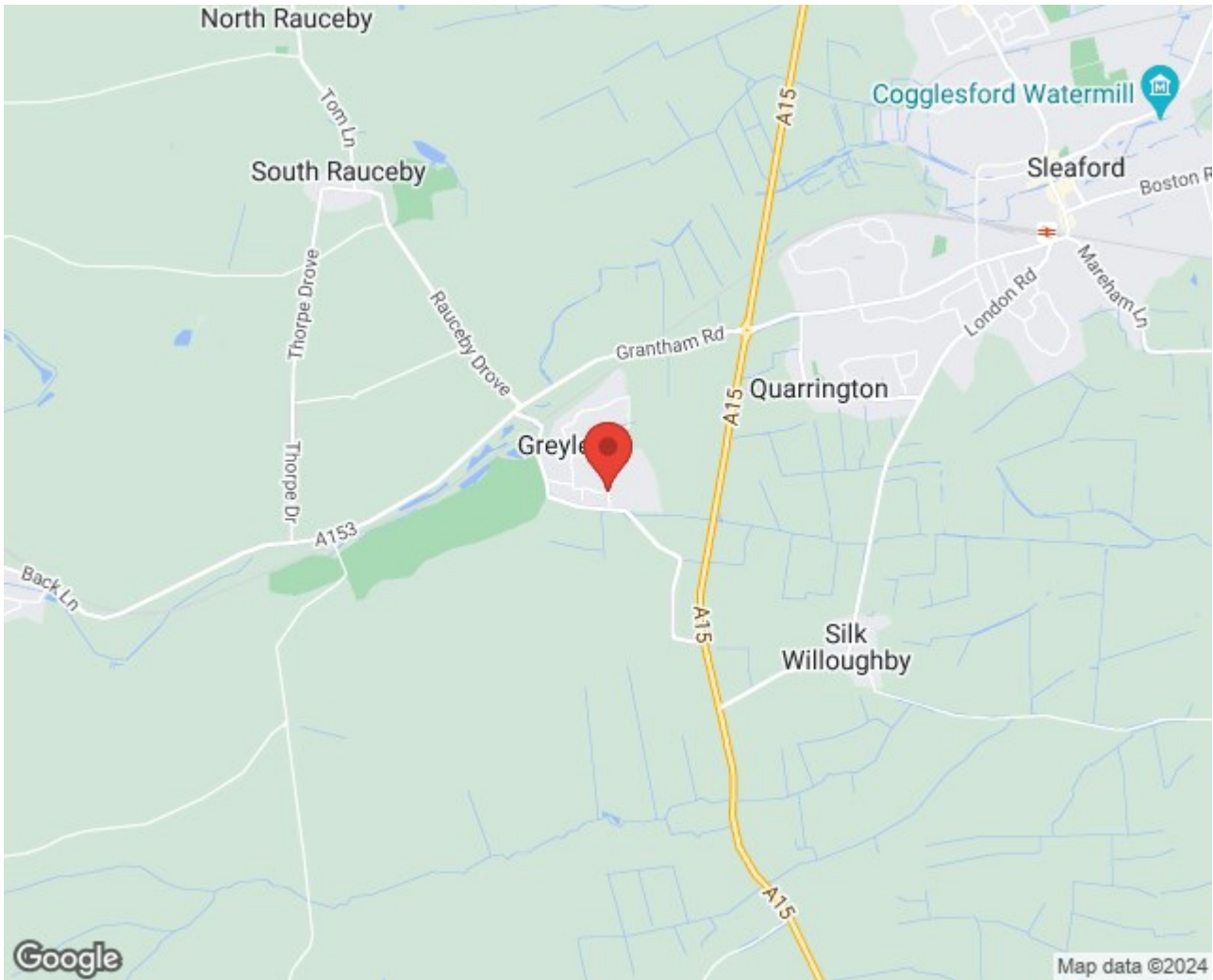


Second Floor
 Approx. 37.3 sq. metres (401.7 sq. feet)



Total area: approx. 127.0 sq. metres (1367.2 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.
 Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	