

## Grantham Road, Greylees, NG34 8PW



**Asking Price £335,000 Freehold**



**\*\*NO CHAIN\*** A Beautifully Presented-Large 3 Bedroom Period Property with parking for 5 cars and views over open fields at the rear offering many original features with the advantage of being sensitively renovated. Accommodation comprising of: entrance hall, lounge with log burner and bay window, separate dining room, modern kitchen with many integrated appliances, large garden room, pantry/store, luxury ground floor shower room, three double bedrooms and family bathroom.

The property has gas central heating with radiators to all rooms and UPVC double glazing.

The Outside offers; front and rear gardens with two different seating areas, a double garage currently used as a Gymnasium and a brick out-building at end of rear garden.

Viewing is highly recommended to appreciate the quality of finish and size.

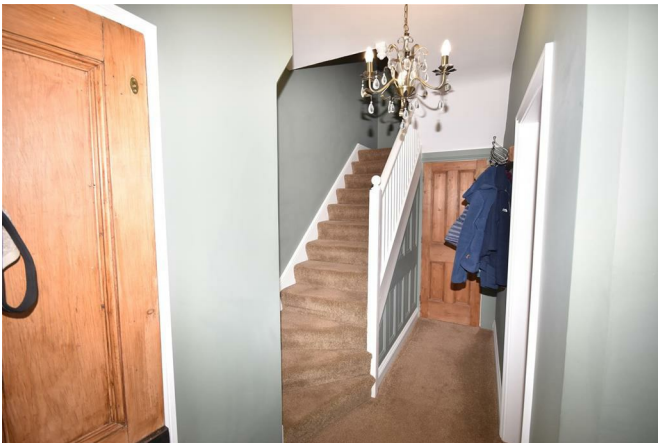


## Location Location Location



The property is located on Grantham Road, Greylees, Sleaford with a petrol station and convenience store directly opposite, with the popular Greylees Estate behind having its own golf course, railway station and communal gardens featuring a band stand. It is with in easy access to Grantham, Sleaford and Lincoln.

## Hall 8'11" x 18'1"



Window to the left elevation, double radiator, composite upper glazed front door, carpeted flooring, entrance matt recess, pendant lighting, smoke alarm and under stairs cupboard with shelving housing the consumer unit.

## Living Room 12'11" x 11'11"



Large bay window to the front elevation, fireplace with inset log burner with wooden mantle and stone hearth, double radiator, carpeted flooring, pendant lighting and period high ceiling with original coving.

## Dining Room 11'11" x 11'11"



Doorway opens into hallway, chimney breast with opening for log stack, tall cupboard to the right with shelves, carpeted flooring, pendant lighting, 2 windows to the side elevation, large radiator and single cupboard near window.

**Kitchen**  
9'9" x 11'5"



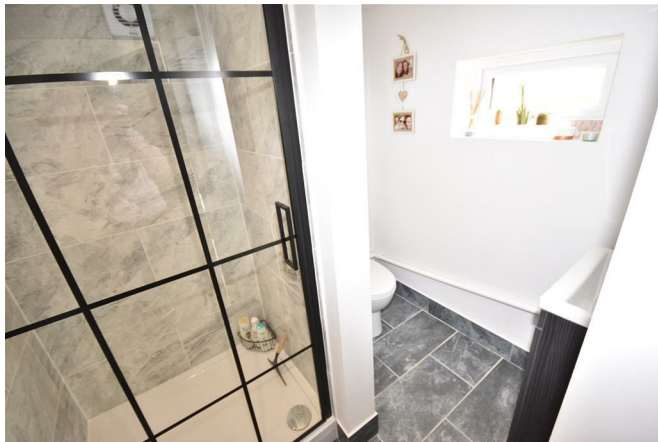
Modern shaker style well appointed kitchen, Ceramic tiled floor, laminate worktops with tiled splash-back, integrated fridge freezer, integrated Neff oven & microwave convection oven, a slide out larder unit, integrated dishwasher, ceramic sink with swan neck mixer tap,, two original wooden windows with garden room aspect, a 5 ring gas hob. with Neff extractor fan above.

**Garden Room**  
14'1" x 16'7"



Entered from the kitchen down two steps into this very large garden room, having a fully glazed door to the rear with windows either side, large double radiator, carpeted flooring, pendant lighting, fully insulated roof with doors to pantry and ground floor luxury shower room.

**Shower Room**  
6'10" x 6'0"



Double shower cubical, extractor fan, spot lighting, heated towel rail, ceramic tiled floor, close-coupled toilet, frosted high level window on rear elevation, additional fan heater and sink with chrome mixer tap and vanity unit underneath.

**Pantry**  
6'3" x 6'0"

Ceramic tiled floor, shelving, plumbing for washing machine and space for a tall fridge freezer.

**Bedroom 1**  
12'11" x 11'10"



Window to the front elevation, large double radiator underneath, shallow fitted cupboard to the right of the chimney breast, space for large wardrobes, carpeted flooring and pendant lighting.



**Bedroom 2**  
11'11" x 11'7"



Window to the side elevation, with radiator underneath, pendant lighting, carpeted flooring, chimney breast with narrow wardrobe to the left.

**Landing**  
7'8" x 11'5"



White balustrade, loft hatch, pendant lighting, carpeted flooring and 4 doors off main landing area.

**Bedroom 3**  
9'10" x 11'11"



Window to rear elevation with radiator underneath, positioned over the kitchen so having beautiful views over the fields at the rear, carpeted flooring and pendant lighting.

**Bathroom**  
6'4" x 6'4"



Frosted window to the front elevation, ceramic tiled floor, fully tiled walls floor to ceiling, extractor fan, close-coupled toilet, pedestal sink with chrome mixer tap, p-shaped bath with mixer shower controls on the wall, mixer taps on the bath below, chrome heated towel rail, a frosted upper glazed wooden door and spot lighting.

**Lean-to Shed**  
9'9" x 8'11"

On the back of the outbuilding there's a lean-to at the rear for storage and garden equipment.

## Garage 22'9" x 15'2"



Large wooden structure to the left of the property, with corrugated roof, guttering, electric, currently being used as a gym, window to rear, double door front entry, and personnel side door from the rear garden

## Front Garden



Front garden is laid to lawn to the right on entry, incorporating flower beds and shrubs, the boundary of the property has wooden fencing to the sides with wrought iron fencing entrance gate to the roadside which leads to the front door via block paved path and gravel driveway with parking for up to 5 vehicles comfortably.

## Rear Garden



Accessed from the garden room with a lovely grey decking, step down to block paving, side gate for security and personal side door to the garage, garden mainly laid to lawn, additional decking area for seating with exceptional views, exterior electrical socket, pergola, and stepping stones to the shed.

## Outbuilding



Additional brick outbuilding with window and electrics at the bottom of the garden.

## 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.

## Financial Services

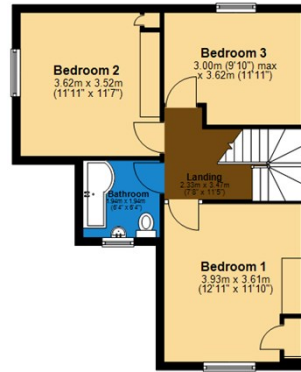
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to

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.

**Ground Floor**  
Approx. 120.1 sq. metres (1292.3 sq. feet)



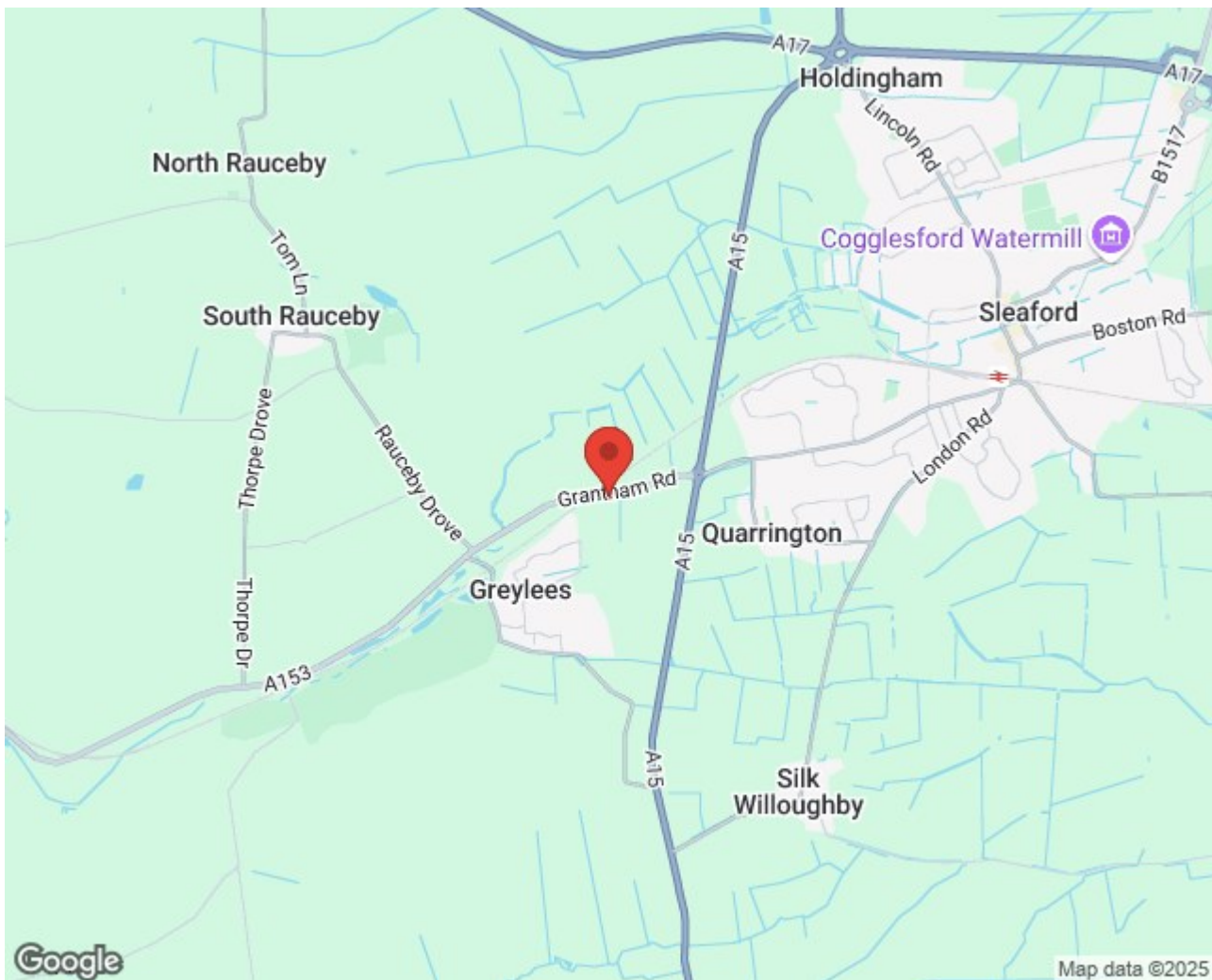
**First Floor**  
Approx. 49.0 sq. metres (527.3 sq. feet)




Total area: approx. 169.0 sq. metres (1819.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

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