

Arran Close, Greylees, Sleaford, Lincs NG34 8FY



Asking Price £190,000 Freehold



Welcome to this charming three-storey townhouse located on Arran Close in the desirable area of Greylees. Built in 2007, this modern property offers a spacious living environment, perfect for families or those seeking a comfortable home.

With a generous 958 square feet of living space, the townhouse features three well-proportioned double bedrooms, ensuring ample room for relaxation and privacy. The property boasts two bathrooms, along with an additional toilet, providing convenience for both residents and guests alike.

The ground floor welcomes you with a bright and airy reception room, ideal for entertaining or enjoying quiet evenings at home. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

For those with vehicles, the property includes two allocated parking spaces, a valuable feature in today's busy world. The location in Greylees offers a peaceful residential setting while still being within easy reach of local amenities, schools, and transport links.

This townhouse is an excellent opportunity for anyone looking to invest in a modern, well-maintained home in a sought-after area. Don't miss your chance to view this delightful property and envision your future in this lovely townhouse.

Accommodation

The property is entered through a composite door with canopy over,

Entrance Hallway



Carpeted hallway with entrance matting, smoke alarm, door bell re-sounder and two pendant lights.

Lounge/Diner

15'6" x 13'2"



Storage cupboard under the stairs, patio doors with adjacent glass panels allowing lots of ambient light into the room, carpeted flooring and pendant lighting.

Kitchen

11'5" x 5'11"



Entered through an upper glazed door, window to front, boiler in cupboard, range of wall and base units, electric oven, 4 ring gas hob with extractor hood above,

laminated worktops with tiled splash-back, one and half bowl sink with mixer tap, space for a tall fridge freezer and two under counter appliances, vinyl flooring and spot light unit on the ceiling.

Downstairs WC

6'6" x 2'9"



Window to front with frosted glass, close coupled toilet, wash hand basin, vinyl flooring and pendant light.

Landing

7'5" x 6'11"



Carpeted flooring and pendant lighting.

Bedroom 2
8'6" x 13'1"



Two windows to rear, double fitted wardrobe, carpeted flooring and pendant lighting.

Bedroom 3
6'4" x 13'2"



Two windows to front. carpeted flooring and pendant lighting.

Bathroom



Paneled bath and low level tiling with mixer tap for rinsing, close coupled toilet, pedestal sink, vinyl flooring, extractor fan and door to large airing cupboard housing hot water tank,

Top Landing
12'0" x 4'2"

Storage cupboard at the top of the stairs.

Bedroom 1
13'1" x 6'7"



Located on the top floor with Dormer window to front with sloping ceiling either side, carpeted flooring, loft hatch and pendant lighting.

En-suite 5'1" x 8'8"



Velux window, vinyl flooring, double shower cubicle with mixer shower having bi-fold doors, close coupled toilet, pedestal sink, extractor fan and shaver socket.

Outside Front

Having a slabbed pathway with hedges either side.

Outside Rear

The rear garden is low maintenance being landscaped with slabs and pea gravel but also benefiting from a decked area with rear gate to two allocated parking spaces.

Other Information

There is an annual service charge which is £401.25 per year payable to: Encore Estate Management Ltd

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.

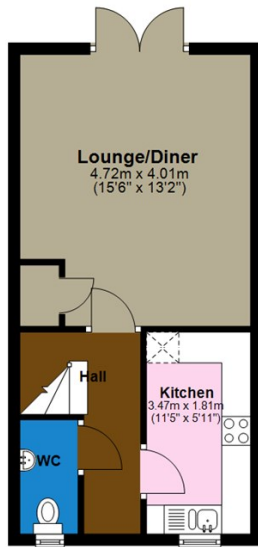
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

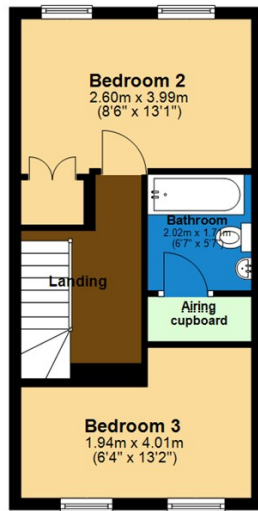
Ground Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



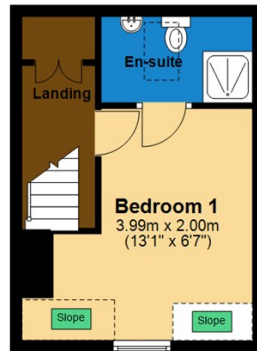
First Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



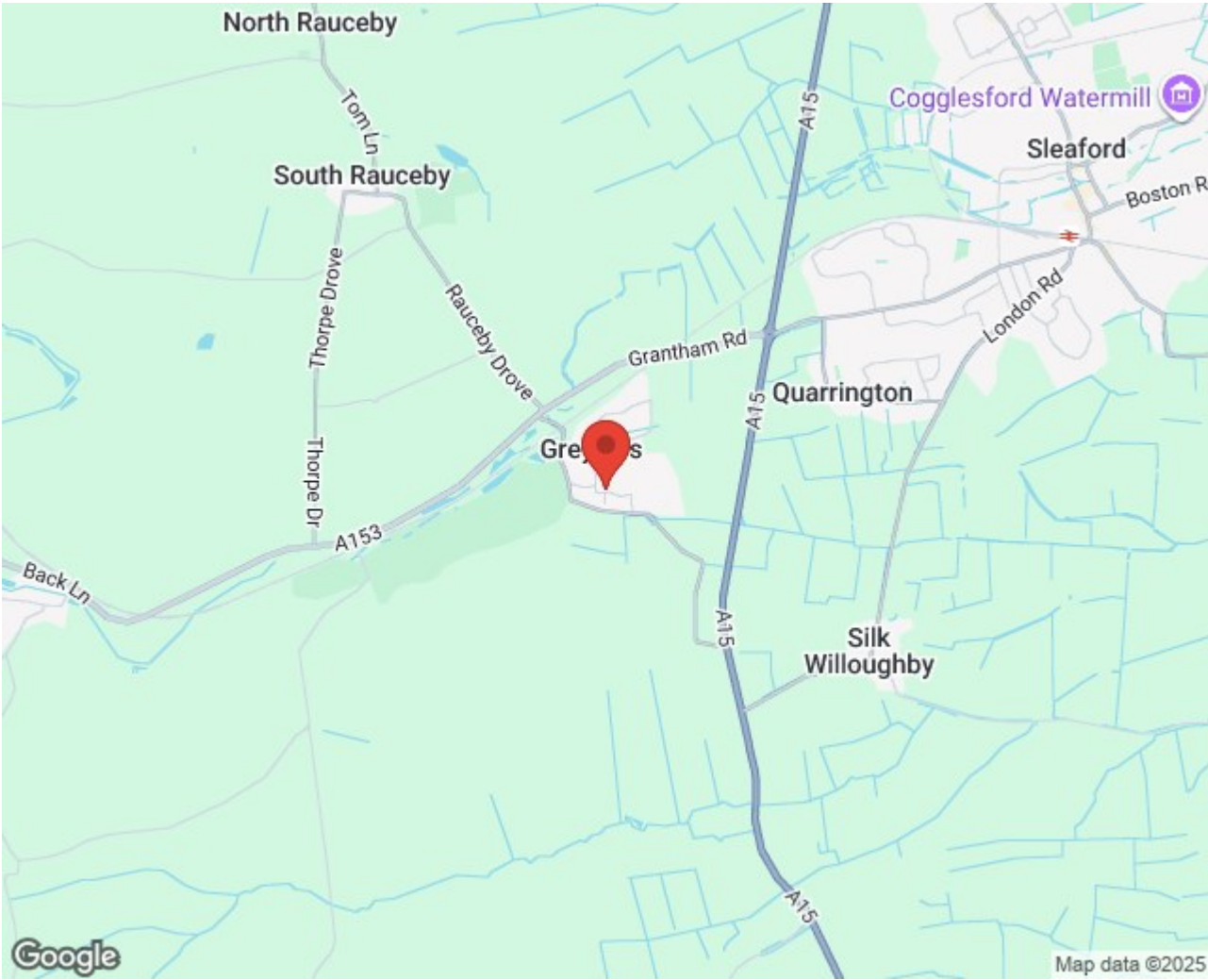
Second Floor

Approx. 23.0 sq. metres (247.3 sq. feet)



Total area: approx. 88.1 sq. metres (947.9 sq. feet)

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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		
	77	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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