

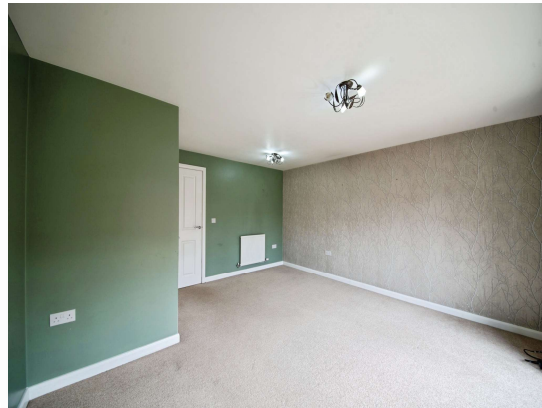


**Selemba Way, Greylees Sleaford NG34 8GX**

***welcome to***

**Selemba Way, Greylees Sleaford**

Well-presented end-terraced home in the sought after Greylees development, featuring a modern kitchen diner, spacious lounge with garden access, cloakroom, enclosed rear garden and two allocated parking spaces. Ideal for first-time buyers, downsizers, or investors. NO CHAIN.



**Entrance Hall**

Having a radiator and stairs leading to the first floor.

**Kitchen Diner**

9' 9" x 6' 8" ( 2.97m x 2.03m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, gas hob, plumbing for washing machine and window to the front.

**Lounge**

14' 2" x 13' 7" max ( 4.32m x 4.14m max )

There is a TV point, two radiators, cupboard and patio doors to the rear garden.

**Cloakroom**

Fitted with a wash hand basin, WC, radiator and window to the side.

**First Floor Landing**

Having access to the loft.

**Bedroom One**

13' 7" x 8' 7" ( 4.14m x 2.62m )

There is a built-in wardrobe, TV point, radiator and two windows to the rear.

**Bedroom Two**

10' 6" x 8' 6" ( 3.20m x 2.59m )

Having a built-in wardrobe, TV point, radiator and two windows to the front.

**Bathroom**

6' 6" x 5' 6" ( 1.98m x 1.68m )

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, extractor and electric shaving point.

**Outside Front**

To the front of the property there are two allocated parking spaces.

**Rear Garden**

The enclosed rear garden has a lawn.



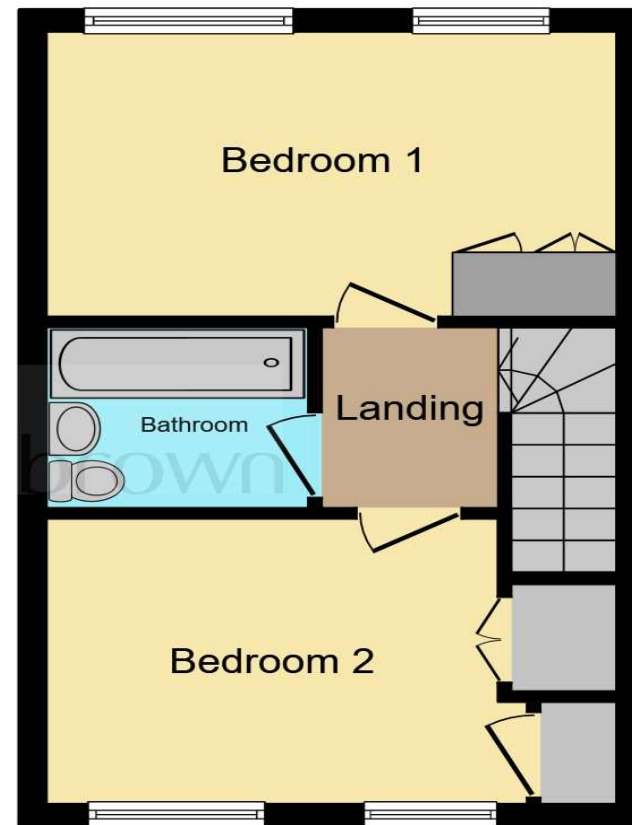
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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

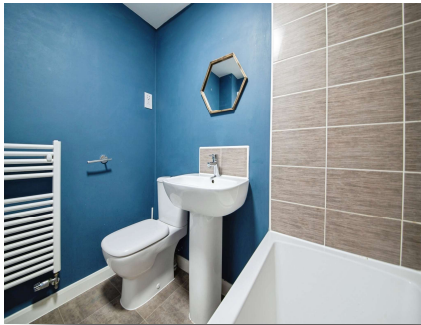
**welcome to**

## **Selemba Way, Greylees Sleaford**

- Modern home ideal for first time buyer or investors
- Enclosed rear garden
- Popular residential village location
- Two allocated parking spaces
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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