



Glengarry Way, Greylees  
£280,000



- Detached House
- Three Bedrooms
- Popular Estate Location
- Landscaped South Facing Garden
- Well Presented Throughout
- Detached Garage
- Freehold
- EPC rating C
- Council Tax Band C



Newton Fallowell are delighted to present this Three Bedroom Detached Family Home on the ever popular Greylees Development. Being one of the largest Three Bedroom properties on the site, this further benefits from a Landscaped South Facing Rear Garden, a Single Detached Garage and is Well Presented Throughout. Internally the property comprises; Entrance Hall, Cloakroom, Lounge, Kitchen Diner, Utility Room, Three Bedrooms, En Suite and Family Bathroom. An early viewing is highly recommended to fully appreciate the size, location and standard of property on offer.

### Entrance Hall

With uPVC door to front, tiled flooring, stairs leading to 1st floor and radiator.

### Cloakroom

Having low level wc, wall mounted hand wash basin and radiator.

### Lounge

3.25m x 5.44m (10.7ft x 17.8ft)

Having TV point, BT point, laminate flooring, French doors to garden and window to front aspect.



### Kitchen Diner

2.9m x 5.44m (9.5ft x 17.8ft)

Having continued tiled flooring from Entrance Hall, base and eye level units with work surface over, integrated fridge freezer, NEFF integrated eye level oven, NEFF induction hob with extractor hood over, space and plumbing for integrated dishwasher, tiled flooring, radiator, windows to front and rear aspects.

### Utility Room

Having base and eye level units with work surface over, space and plumbing for washing machine, space for tumble dryer, tiled flooring, storage cupboard, radiator and part glazed door to garden.

### Landing

With stairs taken from ground floor, airing cupboard, access to loft, window to rear aspect and radiator.

### Master Bedroom

3.51m x 3.11m (11.5ft x 10.2ft)

With built in wardrobes, TV point, window to front aspect and radiator.

### En Suite

Three piece suite comprising mains fed shower cubicle, hand wash basin, low level wc, extractor fan, window to front aspect and radiator.

### Bedroom Two

2.95m x 3.35m (9.7ft x 11ft)

With built in wardrobes, window to front aspect and radiator.

### Bedroom Three

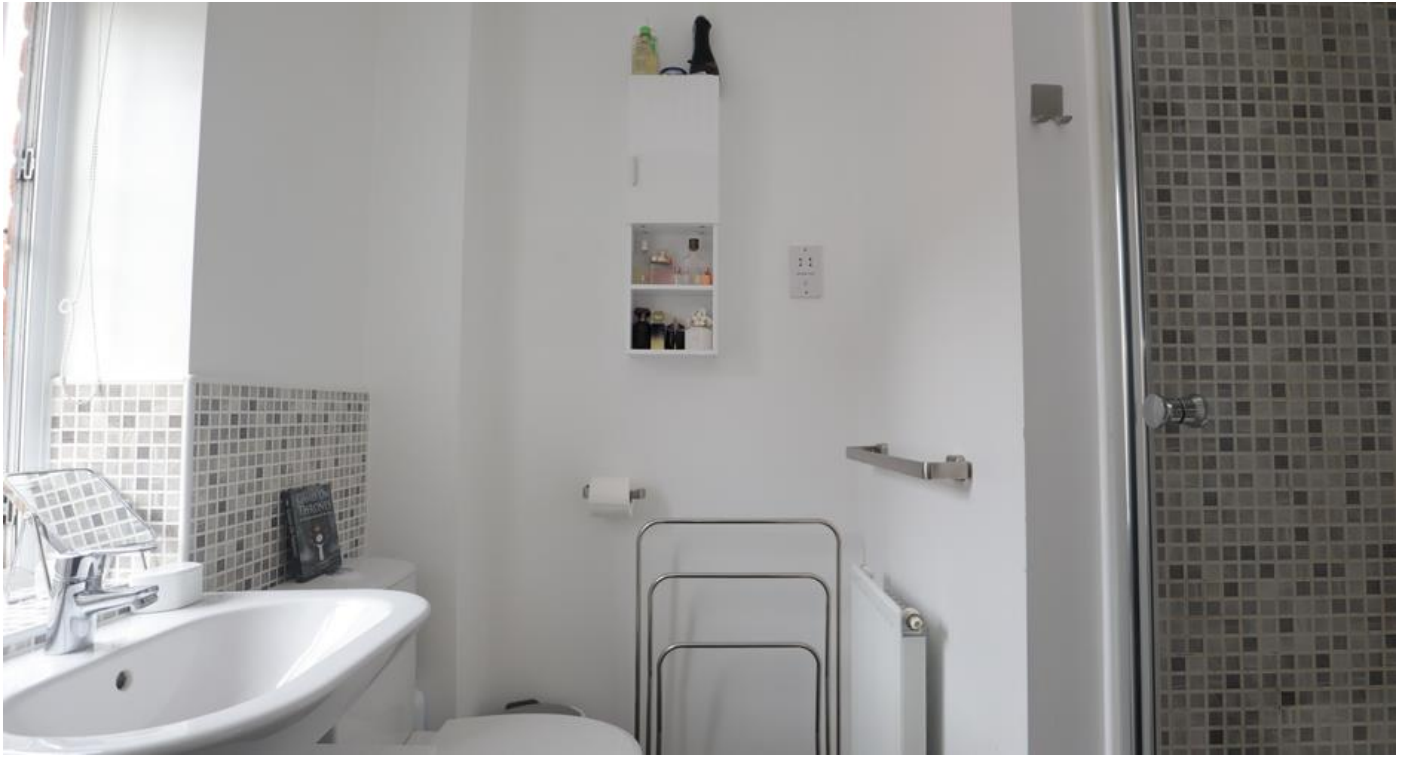
2.81m x 2.24m (9.2ft x 7.3ft)

With window to rear aspect and radiator.

### Family Bathroom

Three piece suite comprising panelled bath with shower attachment, hand wash basin, low level wc, extractor fan, window to rear aspect and radiator.





## Garage

Having up and over garage door, personnel door accessed via rear garden, electric and lighting.

## Outside

The front of the property has a small area laid to lawn with shrubbery, leading round to a large driveway providing ample parking with side access to rear.

The beautifully landscaped SOUTH FACING rear garden is set over two levels with a large patio area leading to steps to area laid to astro turf with further decking area, decorative borders with outside tap and lighting and brick wall surround.

## Agents Note

These are draft particulars awaiting vendor approval.

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 or tenants. Neither Newton Fallowell 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

As part of our continued commitment to providing the best advice to all 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 is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.

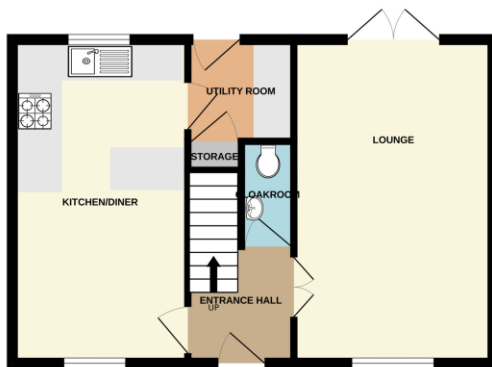
## Management Charge

The Greylees development is subject to an annual maintenance charge, we have been informed by the current vendors that the last annual payment was £232.71.

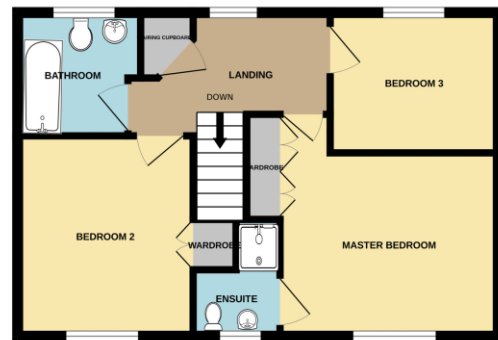


# Floorplan

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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.  
Made with Metroplex 6/2023