



Arran Close, Greylees
£210,000



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Freehold



Key Features

- Three Storey Town House
- Four Bedrooms
- Situated on the Greylees estate
- NO ONWARD CHAIN
- Allocated Parking
- Kitchen Diner
- EPC rating C





Newton Fallowell are delighted to present this Four Bedroom Three Storey Townhouse situated on the popular Greylees estate being sold with NO ONWARD CHAIN. Benefitting from allocated parking to rear, overlooking the bandstand area and offering excellent space throughout, the property comprises; Entrance Hall, Lounge, Kitchen Diner, Four Double Bedrooms, Jack and Jill Bathroom, En Suite to Master Bedroom and Family Bathroom. An early viewing is highly recommended to fully appreciate the size and location of property on offer.



Entrance Hall

With composite door to front, two storage cupboards, stairs to 1st floor and radiator.

Lounge/Diner

5.00m x 4.90m (16'5" x 16'1")

With double doors to front, TV point, BT point, window to front and radiator.



Kitchen/Breakfast Room

5.00m x 2.97m (16'5" x 9'8")

Having base and eye level units with work surface over, one and half sink with drainer and mixer tap, 4 ring gas burner with extractor hood over, space for dishwasher, space for fridge freezer, two windows to rear and radiator.

Landing

With stairs taken from ground floor and further stairs leading to 2nd floor.

Master Bedroom

5.00m x 4.90m (16'5" x 16'1")

With built in wardrobes, TV point, windows to front and radiators.

Master En Suite

Having double mains fed shower cubicle, pedestal sink, low level wc, heated towel rail and extractor fan.

Bedroom Two

2.90m x 3.00m (9'6" x 9'10")

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

Bedroom Three

2.54m x 2.97m (8'4" x 9'8")

With French doors leading to garden and radiator.

Bedroom Four

2.54m x 2.64m (8'4" x 8'8")

With window to rear and radiator.

Family Bathroom

Having bath with shower attachment, pedestal sink, low level wc, heated towel rail and window to rear.

Jack and Jill Bathroom

With mains fed shower cubicle, pedestal hand wash basin, low level wc, heated towel rail and extractor fan.

Utility Room

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

Outside

The front of the property is approached with area laid to gravel with iron fencing.

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 Charges

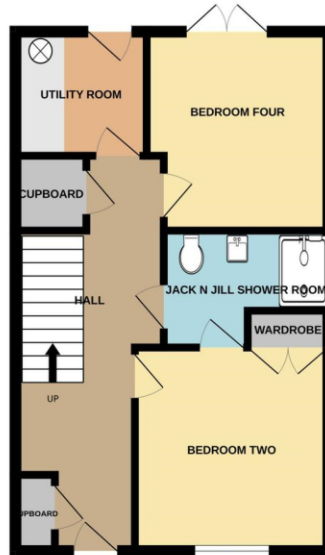
The Greylees development is subject to an annual maintenance charge, please contact our office for more information.



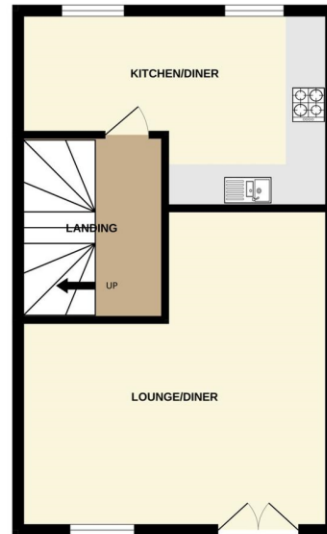


Floorplan

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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



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