



Murrayfield Avenue, Greylees  
£440,000



5



4



3

Freehold

 5  4  3

## Key Features

- Executive Detached Family Home
- Five Double Bedrooms
- Popular Estate Location
- Detached Double Garage
- Well Presented Throughout
- South Facing Garden
- EPC rating: TBC
- Council Tax Band: E





Newton Fallowell are excited to market this Executive Five Double Bedroom Detached family home on the popular Greylees Development. Being well presented throughout, the property further benefits from a Detached Double Garage with ample parking, to the South Facing rear garden, internally comprising; Entrance Hall, Lounge, Kitchen Diner, Dining Room/Family Room/Study, Cloakroom, Five Double Bedrooms, En Suite to Master, Family Bathroom and Shower Room. An early viewing is highly recommended to fully appreciate the size, standard and location of property on offer.



### Entrance Hall

With part glazed uPVC door to front, BT point, stairs to 1st floor, under stairs storage and radiator.

### Lounge

3.57m x 6.58m (11'8" x 21'7")

With gas fire set in decorative surround, TV point, Bt point, French doors to rear garden, window to front aspect and x2 radiators.



### Kitchen Diner

5.08m x 4.12m (16'8" x 13'6")

Having a range of base and eye level units with work surface over, breakfast bar, one and a half composite sink with extendable mixer tap, integrated dishwasher, 5 ring gas burner with extractor hood over, double eye level integrated oven, integrated bin storage, French doors to rear garden, velux windows to rear aspect, window to side aspect and radiator.

### Dining Room/Playroom/Study

3.03m x 2.90m (9'11" x 9'6")

Currently used as a playroom, with window to front aspect and radiator.

### Cloakroom

Having pedestal hand wash basin, low level wc, extractor fan and radiator.

### 1st Floor Landing

With stairs taken from Entrance Hall, stairs to 2nd floor, airing cupboard, window to front aspect and radiator.

### Master Bedroom

3.66m x 3.94m (12'0" x 12'11")

With TV point, BT point, window to front aspect, radiator, opening to:

### Dressing Area

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

### En Suite

Three piece suite comprising double mains fed shower with rain effect head, low level wc, pedestal hand wash basin, extractor fan, window to rear aspect and radiator.

### Bedroom Two

3.06m x 3.27m (10'0" x 10'8")

With built in wardrobe, window to rear aspect and radiator.

### Bedroom Three

3.03m x 2.77m (9'11" x 9'1")

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





### Family Bathroom

Three piece suite comprising paneled bath, pedestal hand wash basin, low level wc, extractor fan, window to rear aspect and radiator.

### 2nd Floor Landing

With stairs taken from 1st floor, access to under eaves storage, velux window and radiator.

### Bedroom Four

3.45m x 4.35m (11'4" x 14'4")

With built in wardrobe, window to front aspect, velux window to rear aspect and radiator.

### Bedroom Five

3.66m x 2.57m (12'0" x 8'5")

With window to front aspect and radiator.

### Shower Room

With mains fed shower, pedestal hand wash basin, low level wc, extractor fan, radiator and velux window.

### Detached Double Garage

With x2 up and over garage doors to front, personnel door to side, electric and lighting.

### Outside

The front of the property offers ample parking for at least 4 cars with a double driveway leading to detached double garage and side access to rear, small area laid to slate at the front of the property.

The rear garden is mainly laid to lawn with patio area, outside tap and lighting, timber fence 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 Charges

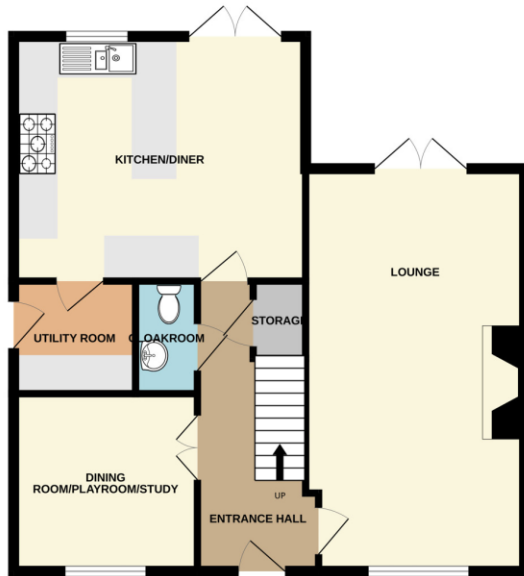
The Greylees development is subject to an annual maintenance charge, please contact our office for more information.





# Floorplan

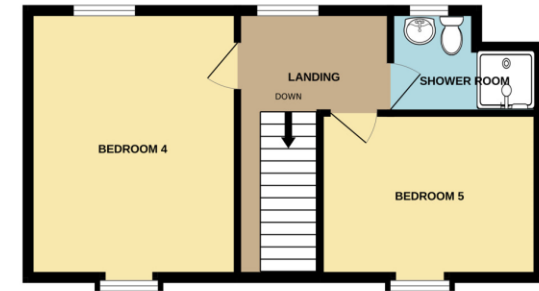
GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.8 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.  
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