



Pentland Drive, Sleaford  
£249,950



5



3



2



Freehold

 5  3  2

## Key Features

- Terraced House
- Four/Five Bedrooms
- Immaculately Presented Throughout
- Landscaped South Facing Rear Garden
- Single Garage to Rear
- Popular Greylees Development
- EPC rating TBC
- Council Tax Band C







On the popular Greylees estate is this IMMACULATLEY PRESENTED Four/Five Bedroom Terraced Home with single garage to rear. A balcony from the modern kitchen overlooks the landscaped south facing rear garden, with the property being well presented throughout by the current owners. In full comprising; Entrance Hall, Lounge, Kitchen, Four Bedrooms with the option for a Fifth, en Suite to Master, Two further Bathrooms and Single Garage. An early viewing is highly recommended to fully appreciate the size and standard of property on offer.



### Entrance Hall

With part glazed Entrance Door, stairs leading to 1st floor, storage cupboard and radiator.

### Lounge

4.94m x 5.21m (16'2" x 17'1")

With BT and TV point, French Doors and window to front aspect.



### Kitchen Diner

4.94m x 3.36m (16'2" x 11'0")

Modern kitchen with a range of base and eye level units with work surface over, double integrated eye level oven, 5 ring gas burner hob with extractor hood over, integrated dishwasher, sink with mixer tap and drainer, french doors leading to balcony overlooking rear garden and window to rear.

### 1st Floor Landing

With stairs taken from Entrance Hall and stairs leading to 2nd floor, radiator.

### 2nd Floor Landing

With stairs taken from 1st floor landing, storage cupboard, access to loft space and radiator.

### Bedroom One

3.53m x 2.82m (11'7" x 9'4")

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

### En Suite to Master

Modern Three piece suite comprising double mains fed shower with rain affect head over, hand wash basin set in vanity unit with storage under, low level wc, window to front aspect, radiator and extractor fan.

### Bedroom Two

2.62m x 3.63m (8'7" x 11'11")

With window to rear aspect and radiator.

### Bedroom Three

2.24m x 2.38m (7'4" x 7'10")

Currently used as an office with fitted desk space and storage cupboards, window to rear aspect and radiator.

### Bathroom (2<sup>nd</sup> Floor)

Modern Three Piece suite comprising paneled bath with shower attachment over, hand wash basin, low level wc, radiator and extractor fan.

### Bedroom Four (Ground Floor)

2.95m x 3.62m (9'8" x 11'11")

With built in wardrobes, access to Jack and Jill bathroom, window to front aspect and radiator.

### Bedroom Five/Office (Ground Floor)

2.80m x 3.33m (9'2" x 10'11")

Currently used as an office/snug, with French doors to rear garden and radiator.

### Bathroom (Ground Floor)

Modern Three piece suite comprising double mains fed shower with rain affect head over, hand wash basin set in vanity unit with storage under, low level wc, radiator and extractor fan.

### Utility Room (Ground Floor)

1.96m x 2.31m (6'5" x 7'7")

With a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, space and plumbing for washing machine and dishwasher, boiler, part glazed door to garden and radiator.

### Outside

The front of the property is low maintained being laid to gravel with pathway to Entrance Door.

The South Facing rear garden is a particular feature of the property, being beautifully landscaped by the current owners offering a generous sized decking area with Pergola over, raised flower beds and borders, small area laid to artificial turf, outside tap and external power socket, timber fence surround and gateway through to parking space and garage.

### Garage

With garage door to front.

### Management Charge

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

### 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







# Floorplan



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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