



Montrose Grove, Sleaford  
£305,000



4



3



2

Freehold



## Key Features

- Detached House
- Four Bedrooms
- Immaculately Presented Throughout
- Kitchen Diner
- Detached Single Garage
- Popular Estate Location
- EPC rating : TBC
- Council Tax Band: D





On the popular Greylees estate is this Immaculately Presented Four Bedroom Detached Family Home. The property benefits from generous sized rooms throughout with a large lounge and separate open plan Kitchen Diner leading to the beautiful rear garden, further comprising Entrance Hall, Cloakroom, Utility Room, Four Bedrooms, En Suite to Master and Family Bathroom. An early viewing is highly recommended to fully appreciate the size, standard and location of property on offer.



### Entrance Hall

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

### Lounge

3.6m x 6.4m (11'10" x 21'0")

With feature electric fire place, bay window to side aspect, TV and BT point, window to front aspect and radiator.



### Kitchen Diner

5.06m x 6.4m (16'7" x 21'0")

With access from the Entrance Hall to the Dining Area, tiled flooring, window to front aspect and TV point. Further leading to alcove with French Doors to garden.

The Kitchen area offers a range of base and eye level units with work surface over, breakfast bar with one and a half sink with mixer tap, fresh water tap, drainer and fitted water softener in the storage cupboard below, integrated dishwasher. Along the back offers further storage units with work surface, 5 ring gas burner with extractor hob over, double eye level integrated oven, integrated fridge freezer and radiator.

### Utility Room

1.75m x 1.85m (5'8" x 6'1")

With a range of base and eye level units with work surface over, space and plumbing for washing machine, part glazed door to side, under stairs storage cupboard, boiler (serviced annually) continued tiled flooring from Kitchen Diner and radiator.

### Cloakroom

With low level wc, hand wash basin and radiator

### Landing

With stairs taken from Entrance Hall, access to loft space, storage cupboard, window to rear aspect and radiator.

### Master Bedroom

3.53m x 2.99m (11'7" x 9'10")

With built in wardrobes, TV point, windows to side and front aspects and radiator.

### En Suite

Modern Three Piece Suite Comprising double size mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, shaver point, extractor fan and window to side aspect.

### Bedroom Two

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

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

### Bedroom Three

3.66m x 2.63m (12'0" x 8'7")

With window to side aspect and radiator.

### Bedroom Four

2.56m x 2.05m (8'5" x 6'8")

With window to front aspect, storage cupboard over stairs and radiator.





### Family Bathroom

Modern three piece suite comprising paneled bath with shower over, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, extractor fan and window to rear aspect.

### Garage

2.64m x 5.36m (8'8" x 17'7")

With up and over garage door, personnel door to garden, electric and lighting.

### Outside

The front of the property has a small area laid to slate with decorative borders and shrubbery, porch to Front Entrance. To the side of the plot is a tarmac driveway leading to Detached Single Garage with side access to rear garden.

The Rear Garden is well presented with access from the Kitchen Diner to patio area, further laid to lawn, timber summer house, decorative borders and shrubbery, brick wall and timber fence surround, outside tap and power sockets.

### 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 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

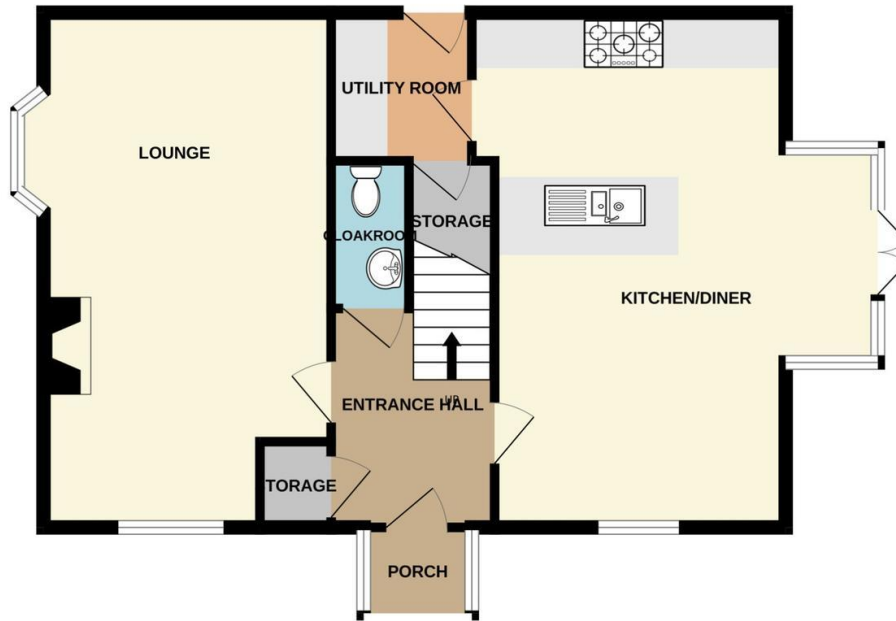
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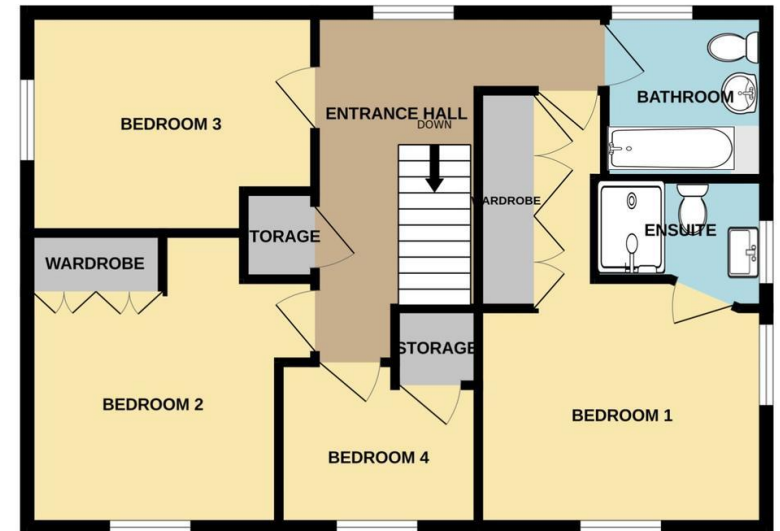


# Floorplan

GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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