



Hampden Way, Greylees
£300,000



4



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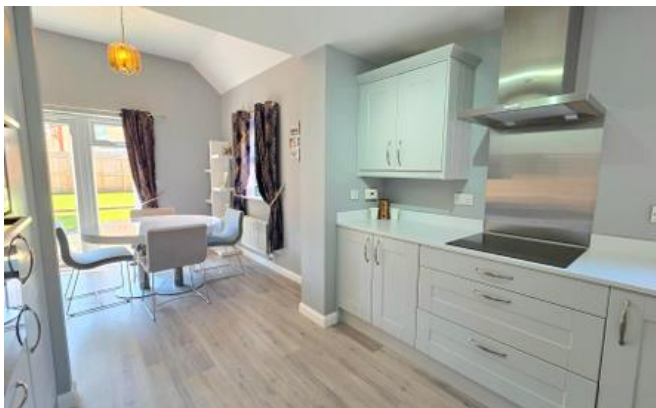
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Freehold

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Key Features

- Detached Three Storey House
- Four Bedrooms
- Immaculately Presented Throughout
- Open Plan Kitchen Diner/Family Room
- Popular Greylees Development
- Large Single Garage and Well Maintained Rear Garden





Immaculately presented, this stunning three-storey, four-bedroom detached family home offers spacious living throughout. The ground floor features a bright open-plan kitchen/diner/family room, along with a separate study. On the first floor, enjoy a comfortable lounge and a master bedroom with en suite. The second floor boasts three further bedrooms and a modern family bathroom. With ample parking to side leading to a larger than average single garage and well maintained rear garden, a viewing is highly recommended.



Entrance Hall

With composite Entrance door, storage cupboard, stairs to 1st floor and radiator.

Study

1.88m x 2.74m (6'2" x 9'0")

With window to front aspect and radiator.

Kitchen

2.98m x 2.89m (9'10" x 9'6")

Modern kitchen with a range of base and eye level units with work surface over, integrated eye level double oven, four ring electric hob with extractor hood over, sink with mixer tap, integrated fridge freezer, integrated dishwasher, integrated washing machine, window to side aspect and opening to;

Family/Dining Room

3m x 4.84m (9'10" x 15'11")

Currently used as a Dining and Family Room, with raised ceiling, TV point, french doors leading to rear garden, window to side aspect and radiator.

Cloakroom

1.87m x 2.74m (6'1" x 9'0")

With hand wash basin, low level wc, window to side aspect and radiator.



1st Floor Landing

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

Lounge

4.92m x 3.12m (16'1" x 10'2")

With windows to side and front aspect, TV and BT point, radiator.

Bedroom One

3.69m x 2.81m (12'1" x 9'2")

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

En Suite

Three piece suite comprising mains fed shower, hand wash basin, low level wc, heated towel rail, shaver point, window to rear aspect and extractor fan.

2nd Floor Landing

With stairs taken from 1st floor landing, airing cupboard, access to loft space, window to rear aspect and radiator.

Bedroom Two

2.74m x 4.12m (9'0" x 13'6")

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

Bedroom Three

2.8m x 2.88m (9'2" x 9'5")

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

Bedroom Four

2.08m x 3.01m (6'10" x 9'11")

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

Family Bathroom

Three piece suite comprising paneled bath with electric shower over, hand wash basin, low level wc, shaver point, window to rear aspect, radiator and extractor fan.

Garage

5.18m x 3.58m (17'0" x 11'8")

Up and over garage door, side door to garden, electric and lighting.

Outside

The front of the property offers parking for 3 vehicles with a tarmac driveway leading to garage, area to front laid to gravel with shrubbery and pathway to front entrance.

The rear garden offers a patio area leading from the Family/Dining room, further laid to lawn with timber fence surround.

Management Charge

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

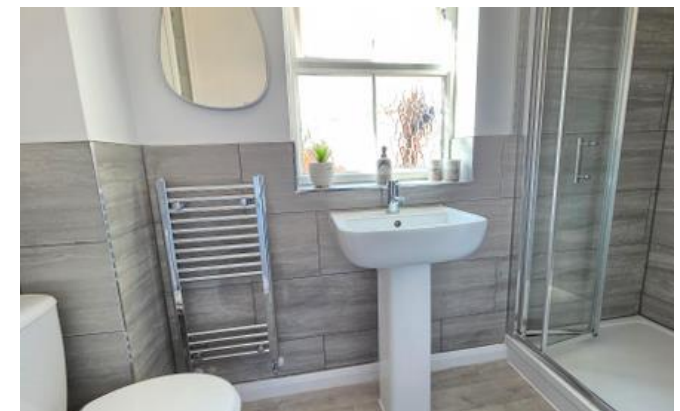
Agents Note

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Financial Services

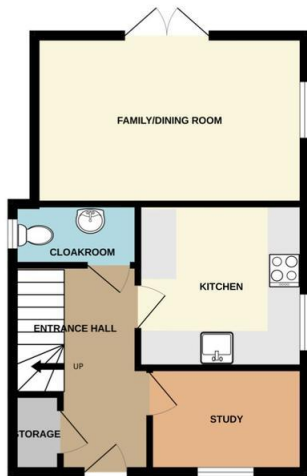
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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 27 Southgate, Sleaford, NG34 7SY.



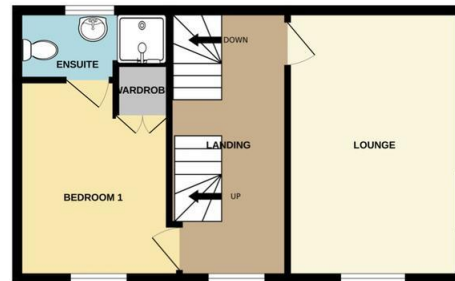


Floorplan

GROUND FLOOR
429 sq.ft. (39.5 sq.m.) approx.



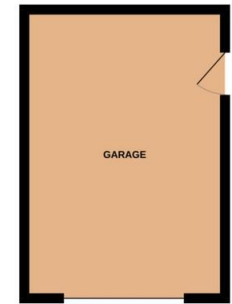
1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



GARAGE
201 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.2 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 as to their operability or efficiency can be given.
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