



Pentland Drive, Greylees  
£239,950



- Three Storey Town House
- Four Double Bedrooms
- Immaculately Presented Throughout
- Landscaped Rear Garden
- Popular Greylees Development
- Over 1200 Sq ft
- Freehold
- EPC rating C
- Current Council Tax Band: C



An immaculately presented four double bedroom townhouse located on the ever-popular Greylees development on the outskirts of Sleaford, offering over 1,200 sq ft of well-appointed living accommodation. The property benefits from two parking spaces and a landscaped rear garden, with a warm and homely feel throughout. Internally, the accommodation comprises an entrance hall, two double bedrooms, a shower room and utility room to the ground floor; a spacious lounge diner and breakfast kitchen to the first floor; and two further double bedrooms to the second floor, including an en suite and family bathroom. Viewing is highly recommended to fully appreciate the space, presentation and desirable location.

### Entrance Hall

With Entrance door, tiled flooring, window to side aspect, storage cupboard, stairs leading to 1st floor with storage under.

### Bedroom Two

3.09m x 2.93m (10'1" x 9'7")

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

### Jack and Jill En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc , heated towel rail and extractor fan.

### Bedroom Three

3.04m x 2.78m (10'0" x 9'1")

With French doors to rear garden and radiator.





## Utility Room

1.89m x 1.97m (6'2" x 6'6")

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

## 1st Floor Landing

### Lounge Diner

4.92m x 5.01m (16'1" x 16'5")

With juliet balcony and window to front aspect, TV and BT point, radiator.

### Breakfast Kitchen

3.37m x 4.91m (11'1" x 16'1")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated double eye level oven, five ring gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, two windows to rear aspect and radiator.

## 2nd Floor Landing

### Bedroom One

3.38m x 4.91m (11'1" x 16'1")

With fitted wardrobes, windows to front aspect and radiator.

### En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc , heated towel rail, window to front aspect and extractor fan.

### Bedroom Four

2.92m x 2.62m (9'7" x 8'7")

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

### Bathroom

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

## Outside

To the side are two allocated parking spaces.

The rear garden is well presented and low maintenance, featuring an area laid to artificial lawn leading from the property to a decked area at the rear, providing excellent outdoor seating space and an area suitable for a hot tub (the hot tub shown in the marketing is not included in the sale).

## Maintenance Charge

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

## Agents Note

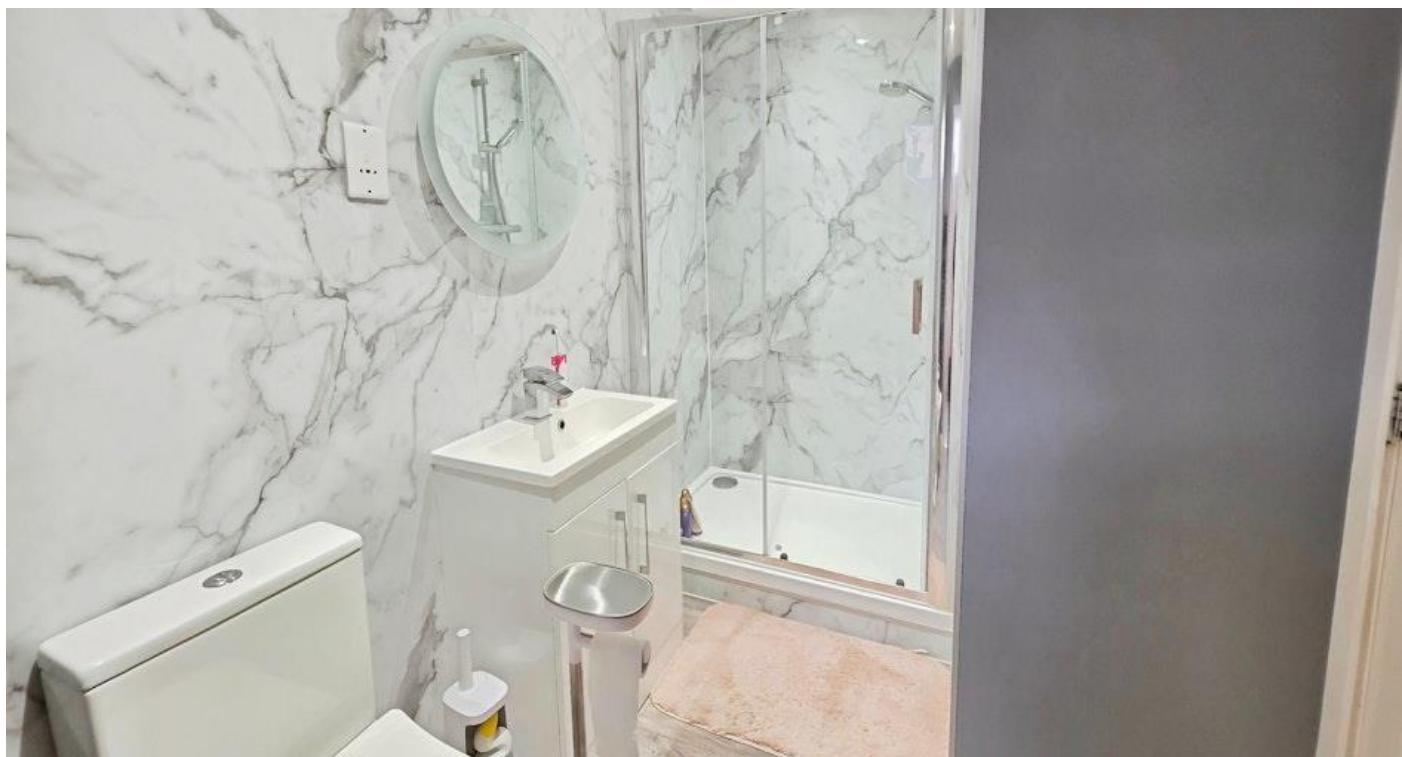
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## Financial Services

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.



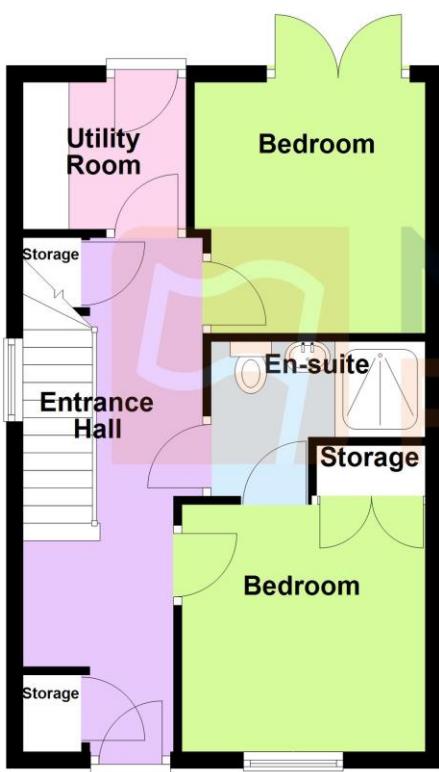




## Floorplan

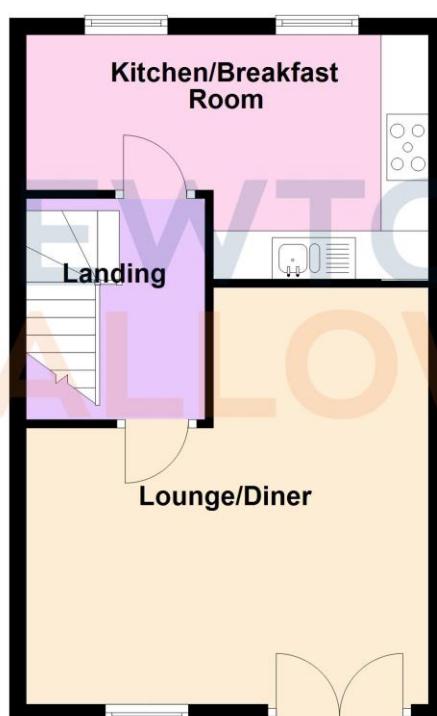
### Ground Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



### Second Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 116.2 sq. metres (1250.9 sq. feet)

**31 Pentland Drive, Greylees**

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