



Hampden Way, Greylees, Sleaford
£325,000



4



3



2

Freehold



Key Features

- Detached Family Home
- Four Double Bedrooms
- Well Presented Throughout
- Quiet Cul-De-Sac Location
- Landscaped South Facing Rear Garden
- Open Plan Kitchen/Diner/Family Area
- EPC rating TBC
- Current Council Tax Band: D





Located in a quiet cul-de-sac on the ever-popular Greylees development, this beautifully presented four double bedroom detached family home offers spacious and versatile living throughout. The property features an impressive open-plan kitchen/dining/family area to the rear with French doors opening onto a beautifully landscaped south-facing garden, perfect for entertaining. The ground floor also benefits from an entrance hall, lounge, utility room and downstairs WC, while the first floor provides four well-proportioned double bedrooms, including a master with en-suite, and a four piece family bathroom. Externally, the property enjoys ample off-road parking to the front, a single garage and an EV charging point. A superb family home in a desirable setting—early viewing is highly recommended.

Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor with fitted storage drawers under and radiator.

Lounge

5.36m x 3.21m (17'7" x 10'6")

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

Open Plan Kitchen Family Room

3.48m x 6m (11'5" x 19'8")

A fantastic open-plan space, the kitchen area is fitted with a comprehensive range of base and eye-level units with work surfaces over, incorporating a one-and-a-half bowl sink with mixer tap, drainer and water softener. Appliances include a six-ring

gas hob with extractor hood above, double integrated eye-level oven, integrated fridge/freezer and integrated dishwasher. There is ample space for a six-seater family dining table, with an additional seating area leading to French doors opening out to the rear garden. To the side, a versatile family area currently utilised as a snug/TV space features a window overlooking the garden, creating a bright and welcoming environment.

Utility Room

2.21m x 1.85m (7'4" x 6'1")

With base level units with work surface over, space and plumbing for washing machine, boiler (serviced annually), part glazed door to rear and radiator.

Cloakroom

With low level wc, hand wash basin and radiator.

Landing

With stairs taken from the Entrance Hall, access to loft space and storage cupboard.

Bedroom One

3.6m x 4.62m (11'10" x 15'2")

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

En Suite

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

Bedroom Two

4.02m x 3.34m (13'2" x 11'0")

With window to rear aspect and radiator.

Bedroom Three

3.47m x 3.11m (11'5" x 10'2")

With window to rear aspect and radiator.





Bedroom Four

3.56m x 2.7m (11'8" x 8'11")

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

Family Bathroom

Four piece suite comprising paneled bath, separate mains fed shower, hand wash basin, low level wc, heated towel rail, window to rear aspect and extractor fan.

Garage

Up and over garage door, electric and lighting.

Outside

Situated at the end of a quiet cul-de-sac, the property benefits from dual off-road parking to the front, including an EV charging point. There is also a lawned area to the side featuring mature flowers and shrubbery, as well as side access leading to the rear garden.

The south-facing rear garden is a standout feature, beautifully landscaped and accessed directly from the open-plan kitchen/family room via French doors. A pergola sits over the initial patio area, which leads onto a well-maintained lawn with decorative borders and planting. To the rear of the garden, a second patio provides ample space for a six-seater outdoor dining set. Additional storage is located to the side, including a timber shed.



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.

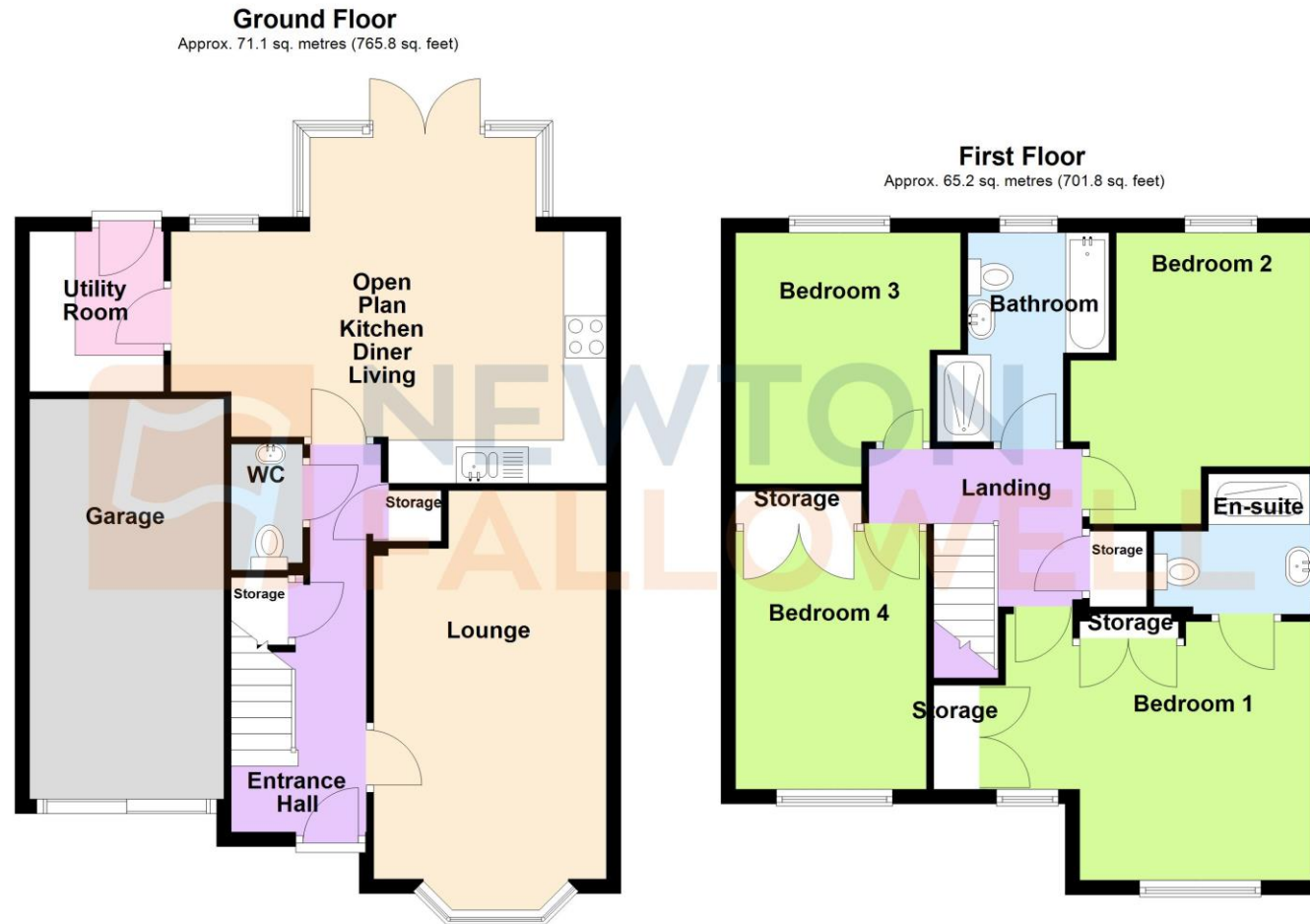
Financial Services

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



Total area: approx. 136.3 sq. metres (1467.6 sq. feet)
35 Hampden Way, Greylees



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk