

***TURNBERRY CLOSE,  
GREYLEES NG34 8GW***



**£470,000**

*A rare opportunity to purchase a particularly well presented and substantial Six Bedroom Detached House located at the head of this small cul-de-sac and with woodland to the rear. The house is located in a particularly private setting within this popular residential area to the West of Sleaford, and the large and versatile accommodation is arranged over three floors. The full accommodation comprises Hall with storage, Cloakroom, Separate Study, Dining Kitchen with Dining Room off, Lounge, 15'4 x 10'7 Conservatory, Utility Room, first floor landing with Master Bedroom with walk-in wardrobe and En-Suite off, Three Further Bedrooms with built-in wardrobes and Family Bathroom, second floor landing with Storage/Study Area with Bedroom 2 off 19'4 x 14'7 max, having built-in wardrobe and En-Suite off, and Fourth Bedroom. Outside there is a low maintenance garden to the front and the drive approaches the Detached Double Garage. The rear garden is private and a particular feature of this property and to appreciate the size of accommodation available and its superb location, early viewing of this property is highly recommended.*

**Location:**

Greylees is a modern development close to the town of Sleaford. Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

**Directions:**

Travelling from Sleaford on the B1517 towards Grantham, after the roundabout turn left towards Greylees. Proceed over the level crossing and turn left into Lothian Way and at the next roundabout turn left into Kinross Road. Proceed straight ahead to the next roundabout and turn right into Turnberry Close. The property is located at the head of the cul-de-sac.

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An entrance door provides access to the Hall having storage cupboard, further under stairs storage, cupboard and radiator.

**Cloakroom:**

Having low level w.c, hand washbasin, radiator, tiled splashbacks and tiled floor.

**Dining Kitchen: 6.55m (21'6") x 3.81m (12'6") narrowing to 3.71m (12'2")**

Having dining area with bay window, double doors from the hall and radiator. The dining area is open plan to the:

**Kitchen:**

Having wall and base units with worktop over, cooker hood, Range, island unit, single bowl single drainer inset sink with mixer tap, built-in dishwasher and wall mounted boiler. An arch provides access to the Conservatory.

**Conservatory: 4.67m (15'4") x 3.23m (10'7")**

Having French doors to the garden and further French doors providing access to the:



**Conservatory**

**Lounge: 5.49m (18'0") x 4.14m (13'7") narrowing to 3.68m (12'1")**

*Having further French doors to the hall, thermostat, two radiators and fireplace with surround.*



**Study: 3.20m (10'6") x 3.17m (10'5")**

*Having bay window and radiator.*



**Utility Room: 2.08m (6'10") x 1.93m (6'4") max**

*Having wall units, base unit with worktop over, single bowl single drainer inset sink with monobloc tap, plumbing for washing machine and radiator.*

*Stairs provide access to the First Floor Landing having airing cupboard and radiator.*

**Bedroom 1: 4.14m (13'7") x 3.89m (12'9") narrowing to 3.48m (11'5")**

*Having three windows, two radiators and walk-in wardrobe 2.57m (8'5") x 1.32m (4'4") having double opening doors and light.*



**En-Suite:**

*Having bath, low level w.c, pedestal hand washbasin with mixer tap, separate double shower, tiled splashbacks and radiator.*



**Bedroom 3: 3.78m (12'5") x 2.87m (9'5")**

*Having radiator and built-in wardrobe.*



**Bedroom 5: 3.68m (12'1") x 2.62m (8'7")**

*Having radiator and built-in wardrobe.*



**Bedroom 6: 3.43m (11'3") max x 2.54m (8'4")**

*Having radiator and built-in wardrobe.*



**Family Bathroom:**

*Having bath, low level w.c, pedestal hand washbasin with mixer tap, separate shower cubicle, radiator and shaver point.*



**Bathroom**

*Stairs provide access to the Second Floor Landing having **Storage/Study area**, Velux roof light and radiator.*



**Bedroom 2: 5.79m (19'0") max x 4.44m (14'7") max**  
*Having built-in wardrobe, Velux roof light and radiator.*



**En-Suite:**

*Having separate shower cubicle, pedestal hand washbasin with mixer tap, low level w.c, Velux roof light, radiator and tiled splashbacks.*



**Bedroom 4: 4.32m (14'2") x 2.44m (8'0")**  
*Having radiator and Velux roof light.*



**Bedroom 4**

**Outside:**

There is a low maintenance garden to the front and a tarmac drive provides **Parking** and approaches the **Detached Double Garage** having up and over door, side personal door, loft storage and light and power points. The **Rear Garden** is particularly private and sheltered and has a large patio, further patio to the corner of the garden, low maintenance border, lawn, and to the rear of the garage is a former hot tub store which is enclosed.

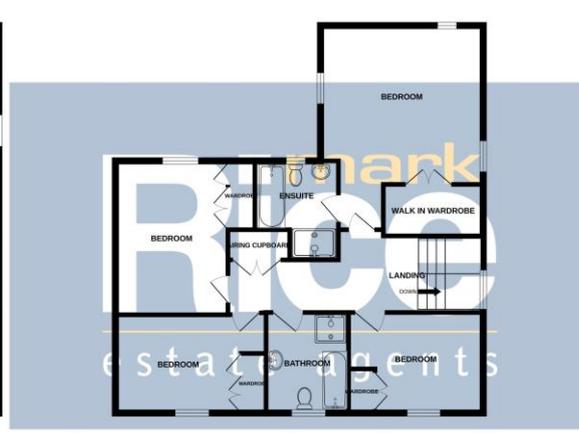
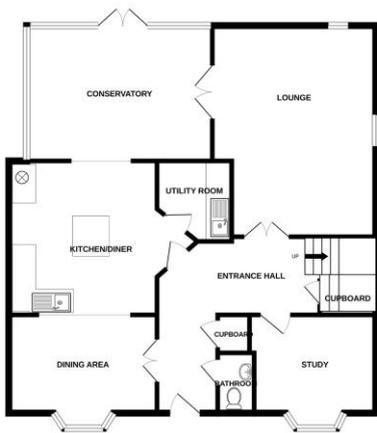


**Council Tax Band F.**

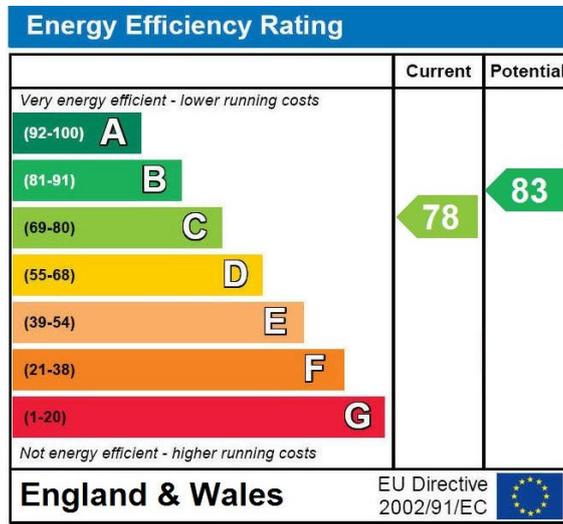
GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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**Agents Note:**

*These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:**

*Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:**

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 30/06/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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