

Greyleas, Oasby

Guide Price £325,000

NEWTON FALLOWELL

Greyleas

Oasby, Grantham

Extended 2/3 bed detached bungalow in quiet village. Spacious lounge, modern kitchen, garden room, garage, ample parking, private rear garden, double glazing, and contemporary shower room. NO ONWARD CHAIN.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

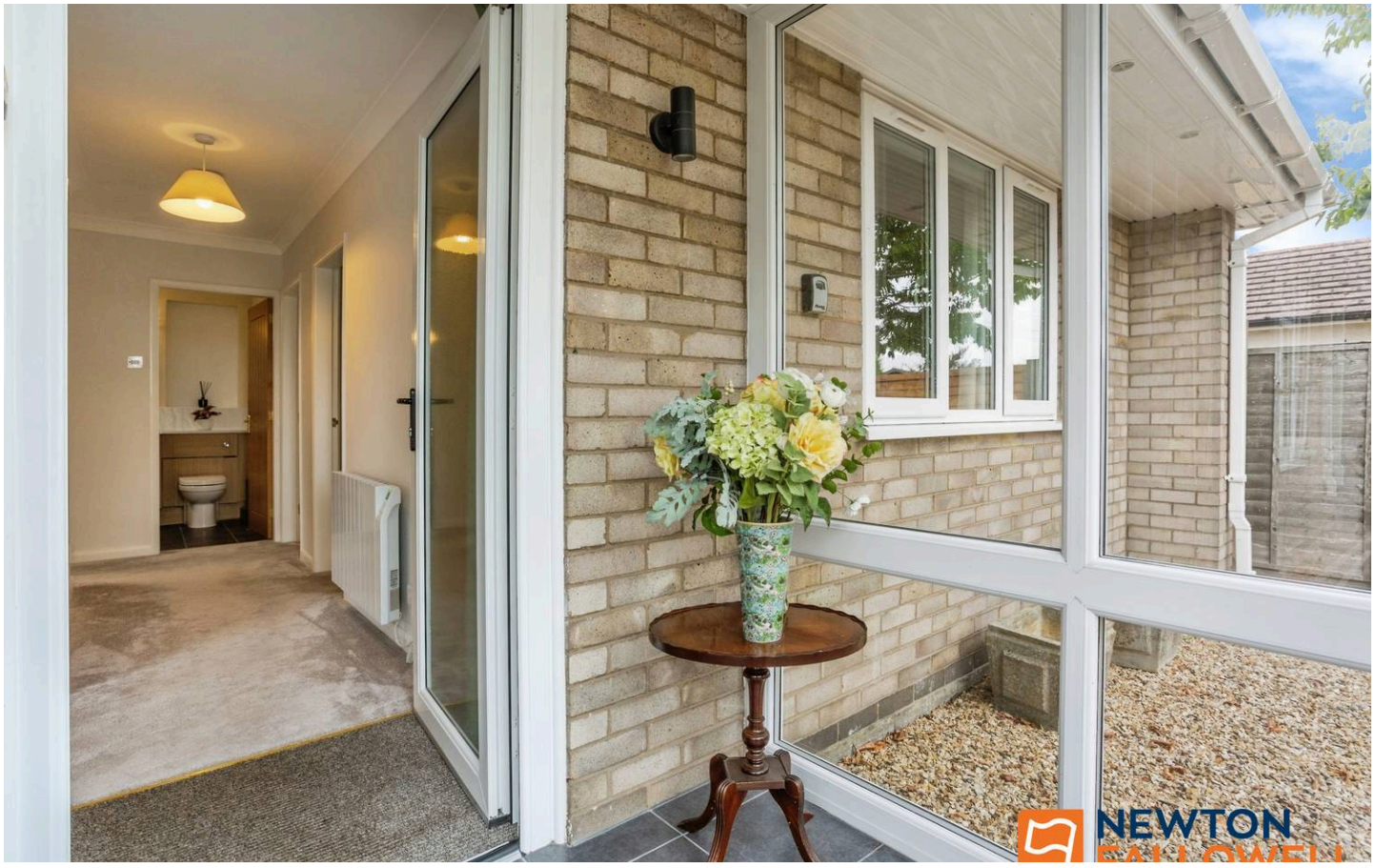
- Well Presented Detached Bungalow
- Delightful Village Location
- Recently Extended
- Two/Three Bedrooms
- Light and Spacious Lounge
- Modern Kitchen with Appliances
- Garden Room/Bedroom 3
- Shower Room with Sun Tube
- Replacement Double Glazing
- Garage, Driveway and Private Gardens















ENTRANCE PORCH
5' 7" x 5' 3" (1.70m x 1.60m)

ENTRANCE HALL

LOUNGE
16' 5" x 12' 6" (5.00m x 3.80m)

KITCHEN
12' 6" x 9' 6" (3.80m x 2.90m)

GARDEN ROOM/BEDROOM 3

BEDROOM 1
11' 10" x 11' 6" (3.60m x 3.50m)

BEDROOM 2
11' 10" x 9' 2" (3.60m x 2.80m)

SHOWER ROOM
8' 2" x 5' 7" (2.50m x 1.70m)

GARAGE
With an up and over door and light and power connected.

SERVICES
Mains electricity water and drainage are connected. Electric heating.







IDENTITY AND MONEY LAUNDERING CHECKS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

DIRECTIONS

Leave Grantham to the east via Londonthorpe and at the High Dike turn left towards Ancaster. After a short distance indicate right and turn towards Welby. Pass through Welby and on to Oasby. Take the first turning on the left into Village Street. Proceed through the village towards the outskirts and Greyleas will be found on the left hand side. Postcode NG32 3NA


















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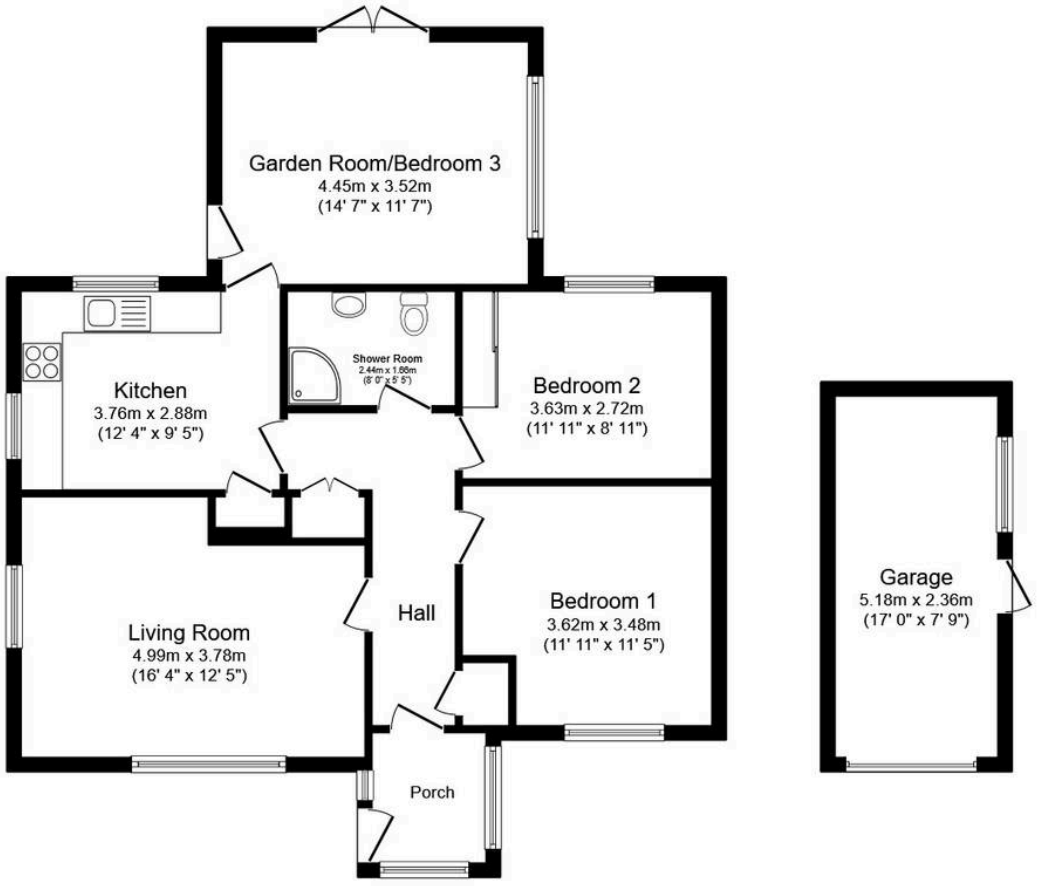

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Floor Plan **Garage**

Total floor area 97.2 sq.m. (1,047 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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