

***KINROSS ROAD
SLEAFORD NG34 8GF***



£415,000

A spacious and superbly presented Four Double Bedroom Detached House located within the popular Greylees development offering Three Reception Areas and a Double Garage. The property has been well maintained by the current owners over recent years and benefits from Gas Central Heating and Double Glazing, and the full accommodation comprises Entrance Hall, Study, Lounge with multi fuel burner, Dining Room, Cloakroom, 21'8 x 17'3 Living Kitchen, Utility Room, Four Double Bedrooms with Dressing Room and En-Suite to the master bedroom, further En-Suite to Bedroom Two, and Family Bathroom. Outside there is Off Road Parking for two vehicles with a Detached Double Garage, and the rear garden is East facing and fully enclosed. This wonderful family home offers ample space both inside and out and is conveniently located for both Sleaford and Grantham. Only from viewing can the property be fully appreciated.

Directions:

From our office, head South and turn right into Westgate and follow the road as it bears to the left into Castle Causeway. Continue over the level crossing into King Edward Street and at the 'T' junction turn right into Grantham Road. Proceed out of the town and at the roundabout, take the second exit on to the A153 towards Grantham. Take the next turning on the left into Willoughby Road and take the next left turn into Balmoral Drive. At the roundabout, take the third exit into Kinross Road where the property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Hall** having store cupboard, further understairs store cupboard, coved ceiling, smoke alarm and radiator.

Lounge: 5.18m (17'0") x 3.53m (11'7")

Having feature multi-fuel burner, coved ceiling, two radiators and French doors to the rear garden.

**Dining Room: 4.14m (13'7") x 2.74m (9'0")**

Having coved ceiling and radiator.

**Living Kitchen: 6.60m (21'8") x 5.26m (17'3") max**

Having a range of matching wall and base units with granite worktop over single drainer composite sink with mixer tap and boiling water tap with normal hot and cold, integrated eye level oven and grill, five ring gas hob with cooker hood over, integrated dishwasher, water softener, breakfast bar, tiled splashbacks, ceiling downlighters, plinth lighting, tiled floor, two radiators and French doors to the rear garden.



Study: 3.53m (11'7") x 2.08m (6'10") max

Having coved ceiling and radiator.

Cloakroom:

Having close coupled w.c, corner hand washbasin with pillar taps, extractor fan and radiator.

Utility Room: 2.29m (7'6") x 1.52m (5'0")

Having matching wall and base units with worktop over, single drainer composite sink with mixer tap, space and plumbing for washing machine, space for condensing tumble drier, wall mounted Ideal gas central heating boiler, tiled splashbacks, tiled floor, extractor fan and side entrance door.

Stairs from the hall provide access to the first floor landing having loft access, smoke alarm, airing cupboard and radiator.



Bedroom 1: 4.17m (13'8") x 3.58m (11'9")

Having air conditioning unit, radiator and an arch providing access to the:



Dressing Area: 3.17m (10'5") x 1.55m (5'1")

Having three double built-in wardrobes and radiator.



En-Suite: 2.31m (7'7") x 1.70m (5'7") max

Being part tiled and having concealed cistern w.c, vanity bowl style hand washbasin with mixer tap, walk-in shower cubicle with mains fed shower, extractor fan, two shaver points and chrome towel radiator.



En-Suite

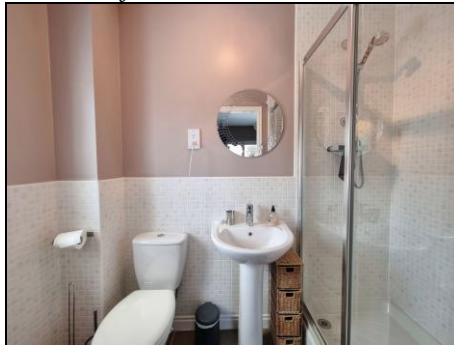
Bedroom 2: 3.91m (12'10") x 3.20m (10'6") max

Having built-in double wardrobe and radiator.



En-Suite: 2.29m (7'6") x 1.14m (3'9")

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, double shower cubicle with mains fed shower, shaver point, extractor fan and radiator.



Bedroom 3: 3.61m (11'10") x 2.79m (9'2") max

Having built-in double wardrobe and radiator.



Bedroom 4: 2.97m (9'9") x 2.95m (9'8")

Having built-in double wardrobe and radiator.



Bedroom 4

Bathroom: 2.62m (8'7") x 2.18m (7'2") max

Having concealed cistern w.c, vanity hand washbasin with mixer tap, walk-in shower cubicle with mains fed shower, tiled splashbacks, shaver point extractor fan, ceiling downlighters and chrome towel radiator.



Outside:

*The drive is located to the rear of the property providing **Off Road Parking** for two vehicles, enclosed by a five bar gate, and approaches the **Detached Double Garage 5.33m (17'6") x 5.21m (17'1")** having two electric roller doors with remote control, loft storage, power and lighting and a personal door to the rear garden. There is also a PodPoint EV charging unit. The front garden is laid to patio with gravelled borders and is enclosed by a number of well pruned hedges and a timber gate provides access to the Rear Garden which is laid mostly to lawn with a good sized patio area, fully working hot tub included, further raised decking area with pergola and external lighting, all enclosed by a combination of timber fencing and a brick wall. A cold water tap is fitted.*

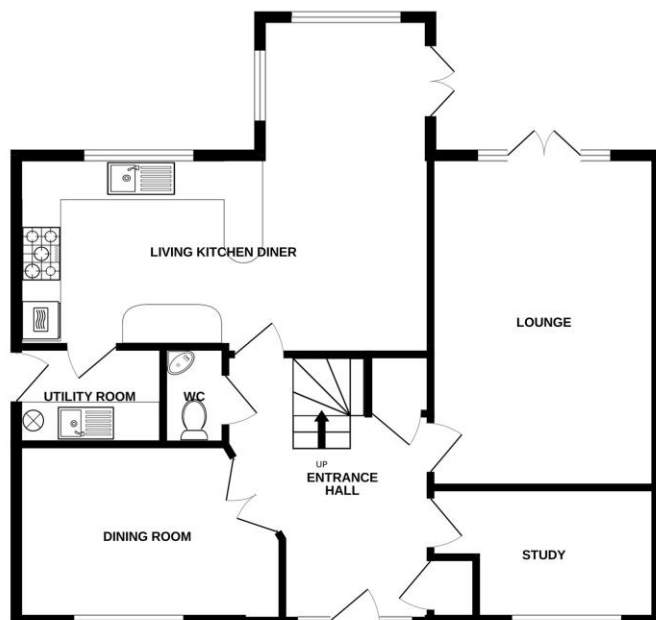


Agents' Note:

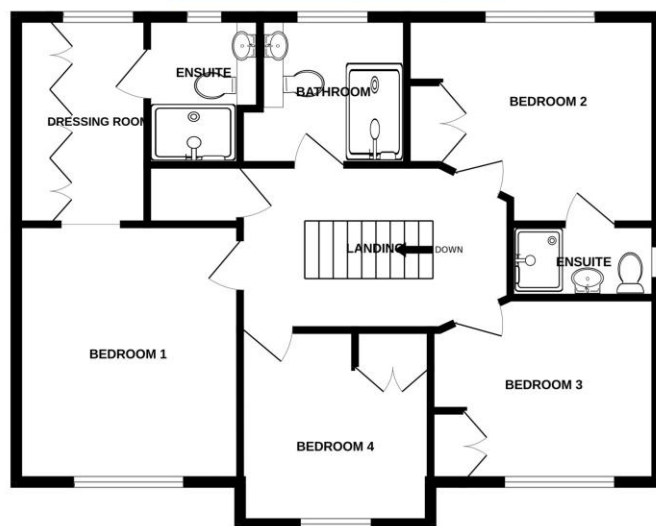
The vendors inform us that there is an annual maintenance charge payable of approximately £350.00.

Council Tax Band E.

GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.

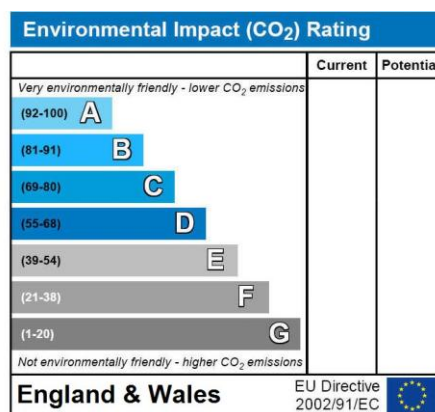
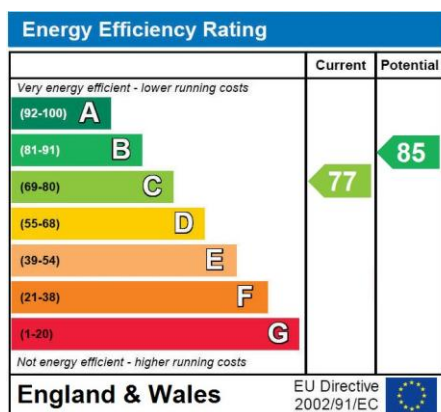


1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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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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 20/07/2026

Viewing Strictly by Appointment With Mark Rice Estate Agents
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