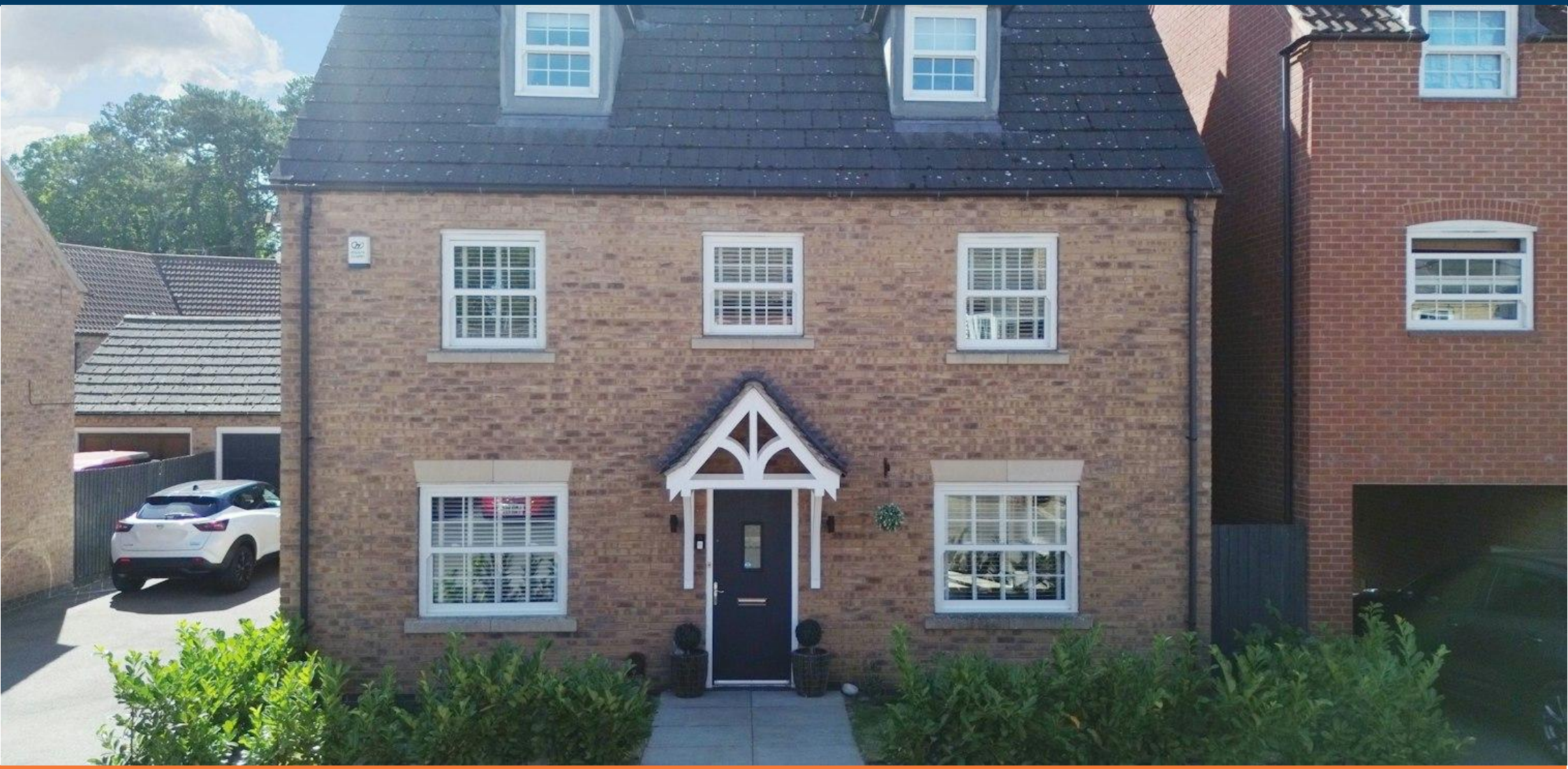
NEWTONFALLOWELL



Murrayfield Avenue, Greylees
£445,000

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Key Features

- Impressive 5 Bed Detached House
- Immaculate Throughout
- Accommodation Over Three Floors
- Two Bathrooms & En-Suite
- Study & Dining Kitchen
- Cloakroom & Dressing Area
- EPC rating C















A substantial Five Bedroom Detached Family Home which has undergone a scheme of improvements by the current owners including New Bathrooms, New Kitchen, Full Redecoration and New Flooring, making this a home you can move straight into. The property further benefits from Gas Central Heating, Double Glazing, a Double Garage, Ample Off Road Parking and a Landscaped Rear Garden. The good sized accommodation is arranged over three floors and comprises Entrance Hall, Lounge, Study, Ground Floor Cloakroom, Large Entertaining Kitchen and Utility Room, and to the first floor is the Master Bedroom with Dressing Area and En-Suite, Two Further Bedrooms and Family Bathroom. To the second floor there are Two Further Double Bedrooms and a Bathroom. Outside the rear garden has a sheltered entertaining area and is fully enclosed. Viewing of this property is strongly recommended to fully appreciate all the work which has been undertaken and the superbly presented space available.

Lounge
6.58m x 3.53m (21'7" x 11'7")

Study
2.97m x 2.87m (9'8" x 9'5")

Kitchen Diner
5.05m x 3.84m (16'7" x 12'7")

Utility Room
1.9m x 1.63m (6'2" x 5'4")

Bedroom One
4.04m x 3.66m (13'4" x 12'0")

Dressing Area
2.54m x 1.55m (8'4" x 5'1")

En-Suite
2.54m x 1.14m (8'4" x 3'8")

Bedroom Two
3.12m x 3.07m (10'2" x 10'1")

Bedroom Three
3.07m x 2.82m (10'1" x 9'4")

Bathroom
2.24m x 1.98m (7'4" x 6'6")

Bedroom Four
4.37m x 3.53m (14'4" x 11'7")

Bedroom Five
3.66m x 2.57m (12'0" x 8'5")

Bathroom
2.59m x 1.7m (8'6" x 5'7")









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.











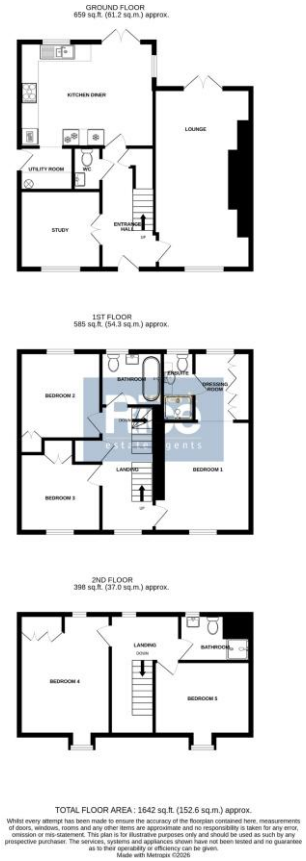








Floorplan



TOTAL FLOOR AREA : 1642 sq.ft. (152.6 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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NEWTON FALLOWELL

Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk