

## Selemba Way, Greylees, Sleaford, Lincs NG34 8GX



**Asking Price £165,000 Freehold**



**NO CHAIN** on this property which is nestled in the charming area of Greylees, Sleaford, Selemba Way offers a delightful opportunity for those seeking a home in a tranquil setting. This property is situated in a well-established neighbourhood, known for its friendly community and convenient amenities.

The accommodation comprises of Lounge/Diner, Kitchen, Downstairs W.C., Two Double Bedrooms, Bathroom and Two Allocated Parking Spaces.

The property is fully UPVc double glazed and gas central heated with radiators to all rooms.

Viewing is a must to appreciate the size of this two bedroom property.

EPC Rating is - TBC and Council Tax Band is B.

# BELVOIR!

Belvoir Sales and Lettings- Sleaford  
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

## Accommodation

The property is entered through a composite door into the entrance hallway.

## Entrance Hallway

Having stairs off to first floor landing, vinyl flooring and smoke alarm.

## Downstairs Cloakroom

Having a corner wash hand basin, close coupled W.C., vinyl flooring and electric consumer unit.

## Lounge/Diner

14'2" x 13'6"



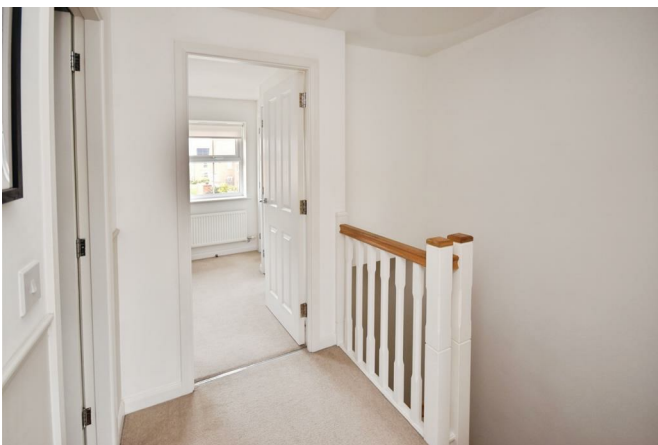
A lovely bright room with UPVC patio doors leading to the rear garden, a feature panelled wall, T.V. point, internet point and a built in storage cupboard.

## Kitchen



A cream gloss fitted kitchen with wall and base units with rolled edge worktop over and matching up-stand, built in appliances - dishwasher, washing machine, fridge and freezer, gas hob with extractor over, stainless steel splashback, electric oven, combi boiler, stainless steel sink with mixer tap and tiled flooring.

## Landing



Having loft access and smoke alarm.

## Bedroom One

13'6" x 8'7"



Having built in wardrobes with hanging and shelving, a partial panelled feature wall and T.V. aerial point.

## Bedroom Two

10'5" x 8'5"



This bedroom has a double built in wardrobe with hanging and shelving and also, a built in storage cupboard.

## Bathroom



Having a white three piece suite comprising of pedestal wash hand basin, close coupled W.C., panelled bath with mains fed shower over and glass shower screen, extractor fan, vinyl flooring, partially tiled walls, mirrored vanity cabinet and a heated towel rail.

## Outside Front

Having two allocated parking spaces, slabbed pathway and shrubbed border.

## Outside Rear



A fully enclosed rear garden with side access gate, shed, lawned area and slabbed patio.

## Other Information

The ground rent payable is currently around £300.00 per annum.

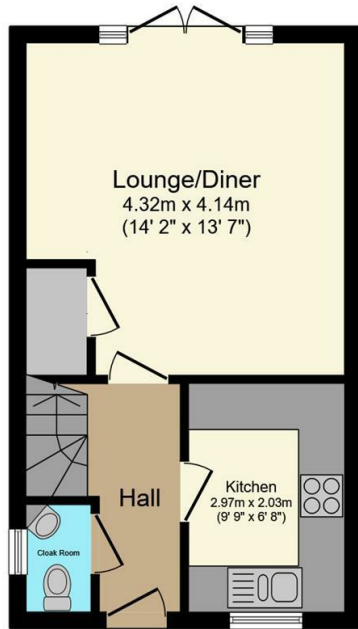
## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of 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 are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

## Disclaimer 1

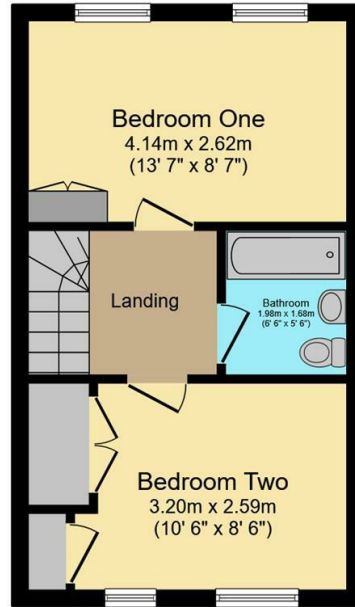
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**Ground Floor**

Floor area 30.6 sq.m. (329 sq.ft.)

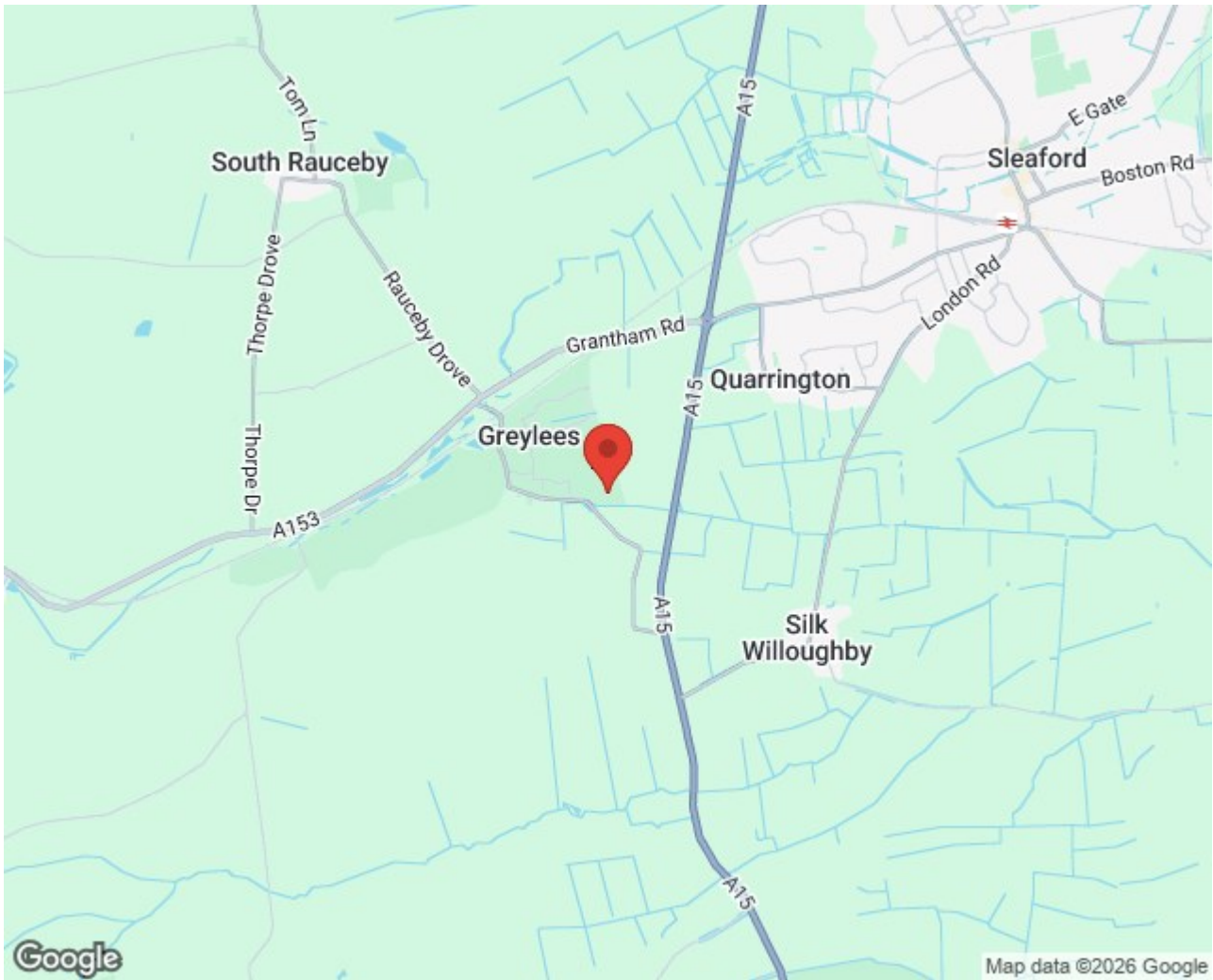


**First Floor**

Floor area 30.6 sq.m. (329 sq.ft.)

**Total floor area: 61.2 sq.m. (659 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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