





Murrayfield Avenue,Greylees Sleaford NG34 8GP

william h brown

welcome to

Murrayfield Avenue, Greylees Sleaford

Impressive "turn-key" executive detached home offering exceptional space across three floors. Featuring multiple reception rooms, a stunning kitchen with island, luxurious principal suite with dressing room, three ensuites, detached double garage, ample parking and a sunny south-west facing garden.













Entrance Hall
Having wood flooring, two radiators and understairs cupboard.

Study
There is a radiator, wood flooring and two windows.

Cloakroom
Fitted with a wash hand basin, WC, radiator, tiled flooring and window to the side.

Lounge
There is a TV point, two radiators, two windows to the front and double doors leading to the:

Dining Room
Having a radiator and patio doors to the rear.

Kitchen
Fitted with a range of wall and base units with work surfacing over, sink, integrated double oven, gas hob, integrated dishwasher, integrated fridge freezer, breakfast bar, two radiators, TV point, window and patio doors to the rear.

Utility
Having wall and base units with work surfacing over, plumbing for washing machine, tiled flooring, radiator and door to the side.

First Floor Landing
Having a radiator and window to the front.

Bedroom One
There is a radiator and two windows to the front.

Dresser
Having two built-in wardrobes, radiator and window to the side.

Ensuite
Fitted with a bath, shower cubicle, wash hand basin, WC, radiator, vinyl flooring and window to the rear.

Bedroom Two
Having a built-in wardrobe, radiator and two windows to the rear.

Ensuite
Fitted with a shower cubicle, wash hand basin, WC, radiator, vinyl flooring and window to the rear.

Bedroom Three
There is a built-in wardrobe, radiator and two windows to the front.

Ensuite
Fitted with a shower cubicle, wash hand basin, WC, vinyl flooring, radiator and window to the side.

Second Floor Landing
Having a radiator and window to the front.

Bedroom Four
There are two radiators, windows to the front and rear.

Bedroom Five
Having two radiators, windows to the front and rear.

Bathroom
Fitted with a suite comprising of a bath, wash hand basin, WC, radiator, vinyl flooring and window to the rear.

Outside Front
To the front of the property there is a driveway providing parking for multiple vehicles and side access to the rear garden.

Garage
Having up and over doors with power and lighting.

Rear Garden
The enclosed south/west facing garden has a patio seating area.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Murrayfield Avenue, Greylees Sleaford

- Stunning, executive family home
- Three ensuites and family bathroom
- Multiple reception rooms
- Detached double garage to front
- South-west facing rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£525,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SNH112664 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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