



Hampden Way, Greylees  
Offers Over £300,000



4



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- Detached Family Home
- Four Double Bedrooms
- Well Presented Throughout
- Quiet Cul-De-Sac Location
- Landscaped South Facing Rear Garden
- Open Plan Kitchen/Diner/Family Area
- Freehold
- EPC Rating: C



Located in a quiet cul-de-sac on the ever-popular Greylees development, this beautifully presented four double bedroom detached family home offers spacious and versatile living throughout. The property features an impressive open-plan kitchen/dining/family area to the rear with French doors opening onto a beautifully landscaped south-facing garden, perfect for entertaining. The ground floor also benefits from an entrance hall, lounge, utility room and downstairs WC, while the first floor provides four well-proportioned double bedrooms, including a master with en-suite, and a four piece family bathroom. Externally, the property enjoys ample off-road parking to the front, a single garage and an EV charging point. A superb family home in a desirable setting—early viewing is highly recommended.

### Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor with fitted storage drawers under and radiator.



### Lounge 5.36m x 3.21m (17'7" x 10'6")

With TV and BT point, bay window to front aspect and radiator.

### Open Plan Kitchen Family Room 3.48m x 6m (11'5" x 19'8")

A fantastic open-plan space, the kitchen area is fitted with a comprehensive range of base and eye-level units with work surfaces over, incorporating a one-and-a-half bowl sink with mixer tap, drainer and water softener. Appliances include a six-ring gas hob with extractor hood above, double integrated eye-level oven, integrated fridge/freezer and integrated dishwasher. There is ample space for a six-seater family dining table, with an additional seating area leading to French doors opening out to the rear garden. To the side, a versatile family area currently utilised as a snug/TV space features a window overlooking the garden, creating a bright and welcoming environment.

### Utility Room 2.21m x 1.85m (7'4" x 6'1")

With base level units with work surface over, space and plumbing for washing machine, boiler serviced annually, part glazed door to rear and radiator.

### Cloakroom

With low level wc, hand wash basin and radiator.

### Landing

With stairs taken from the Entrance Hall, access to loft space and storage cupboard.

### Bedroom One 3.6m x 4.62m (11'10" x 15'2")

With built in wardrobes, TV point, windows to front aspect and radiator.

### En Suite

Three piece suite comprising mains fed shower, hand wash basin, low level wc , heated towel rail, window to front aspect and extractor fan.

### Bedroom Two 4.02m x 3.34m (13'2" x 11'0")

With window to rear aspect and radiator.

### Bedroom Three 3.47m x 3.11m (11'5" x 10'2")

With window to rear aspect and radiator.

### Bedroom Four 3.56m x 2.7m (11'8" x 8'11")

With built in wardrobes, window to rear aspect and radiator.

### Family Bathroom

Four piece suite comprising paneled bath, separate mains fed shower, hand wash basin, low level wc, heated towel rail, window to rear aspect and extractor fan.

### Garage

Up and over garage door, electric and lighting.

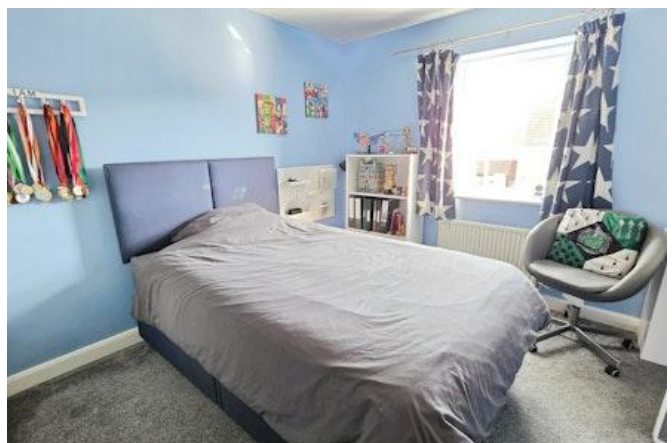
### Outside

Situated at the end of a quiet cul-de-sac, the property benefits from dual off-road parking to the front, including an EV charging point. There is also a lawned area to the side featuring mature flowers and shrubbery, as well as side access leading to the rear garden.

The south-facing rear garden is a standout feature, beautifully landscaped and accessed directly from the open-plan kitchen/family room via French doors. A pergola sits over the initial patio area, which leads onto a well-maintained lawn with decorative borders and planting. To the rear of the garden, a second patio provides ample space for a six-seater outdoor dining set. Additional storage is located to the side, including a timber shed.

### 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.

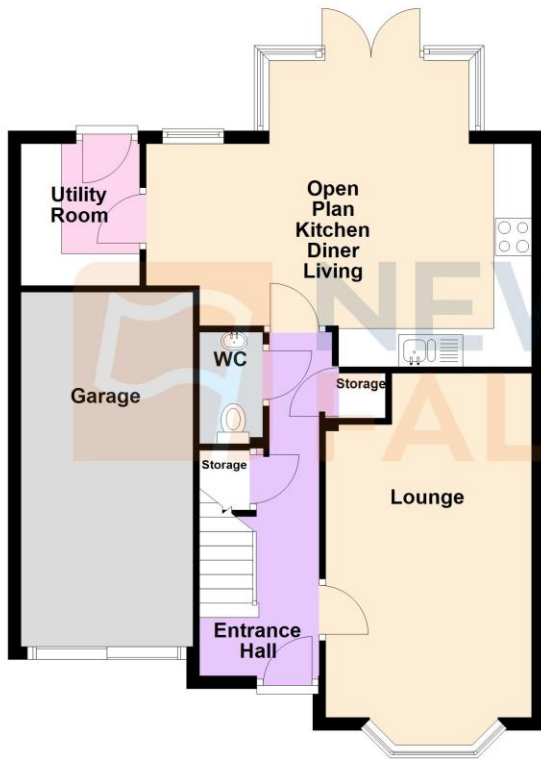
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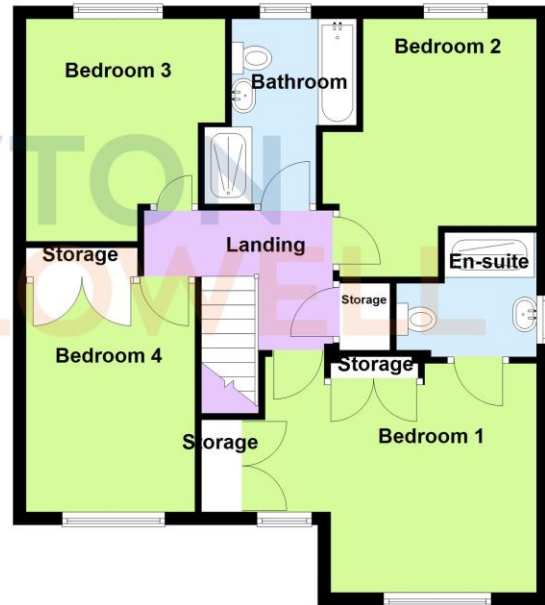
### Ground Floor

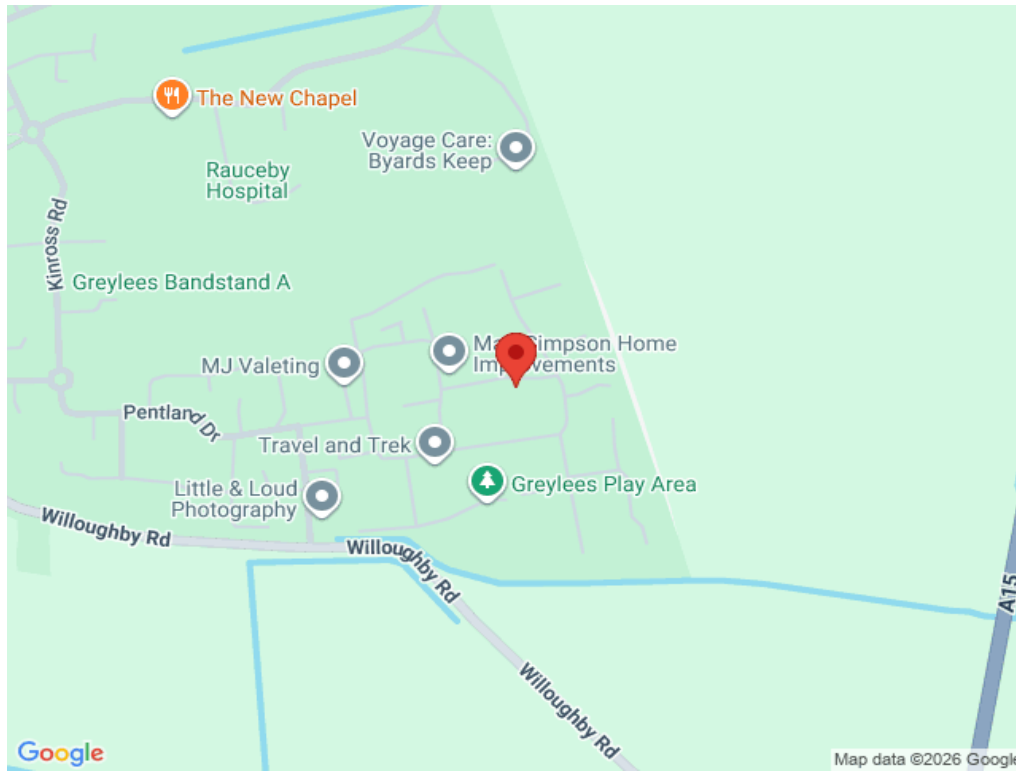
Approx. 71.1 sq. metres (765.8 sq. feet)



### First Floor

Approx. 65.2 sq. metres (701.8 sq. feet)





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