

***PENTLAND DRIVE,
GREYLEES, NG34 8GD***



£125,000

An immaculate and ready to move into Two Bedroom Maisonette with views over the green and located in this particularly popular residential area and offered to the market with No Onward Chain. This low maintenance property is Double Glazed and benefits from Gas Central Heating, with a Worcester Bosch combination boiler being installed in 2024. The full accommodation comprises Entrance Lobby, stairs to the First Floor Landing with storage, 17'6 Dining Kitchen, Lounge, Two Double Bedrooms, one with built-in wardrobes, and Bathroom. Outside there is an Allocated Parking Space and the property is within walking distance of the golf club. Sleaford is approximately half a mile away and viewing is highly recommended.

Directions:

Travelling from Sleaford on the B1517, at the roundabout continue towards Grantham. After the level crossings filter left towards Greylees and proceed over the railway crossing and turn left into Balmoral Drive. Continue to the roundabout and the property is located on the right hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Entrance Lobby having understairs cupboard, double radiator, and a return staircase provides access to the First Floor Landing having two radiators, loft access, store cupboard and further cupboard housing the Worcester Bosch combination boiler (installed in December 2023).

Dining Kitchen: 5.33m (17'6") x 2.74m (9'0") max

Having a range of matching wall and base units with worktop over, tiled splashbacks, 1½ bowl single drainer inset sink with monobloc tap, double radiator, built-in oven, inset gas hob, cooker hood and plumbing for washing machine and dishwasher.

Lounge: 4.75m (15'7") x 3.78m (12'5") max

Having wall mounted electric fire, radiator, and t.v. and telephone points.

Bedroom 1: 3.15m (10'4") x 2.95m (9'8")

Having built-in wardrobes, radiator, and t.v. aerial point.

Bedroom 2: 2.95m (9'8") x 2.77m (9'1")

Having radiator.

Bathroom:

Having close coupled w.c., pedestal hand washbasin with pillar taps, panelled bath with mixer tap, mains fed shower over and shower screen, tiled splashbacks, shaver point, extractor fan, and radiator.

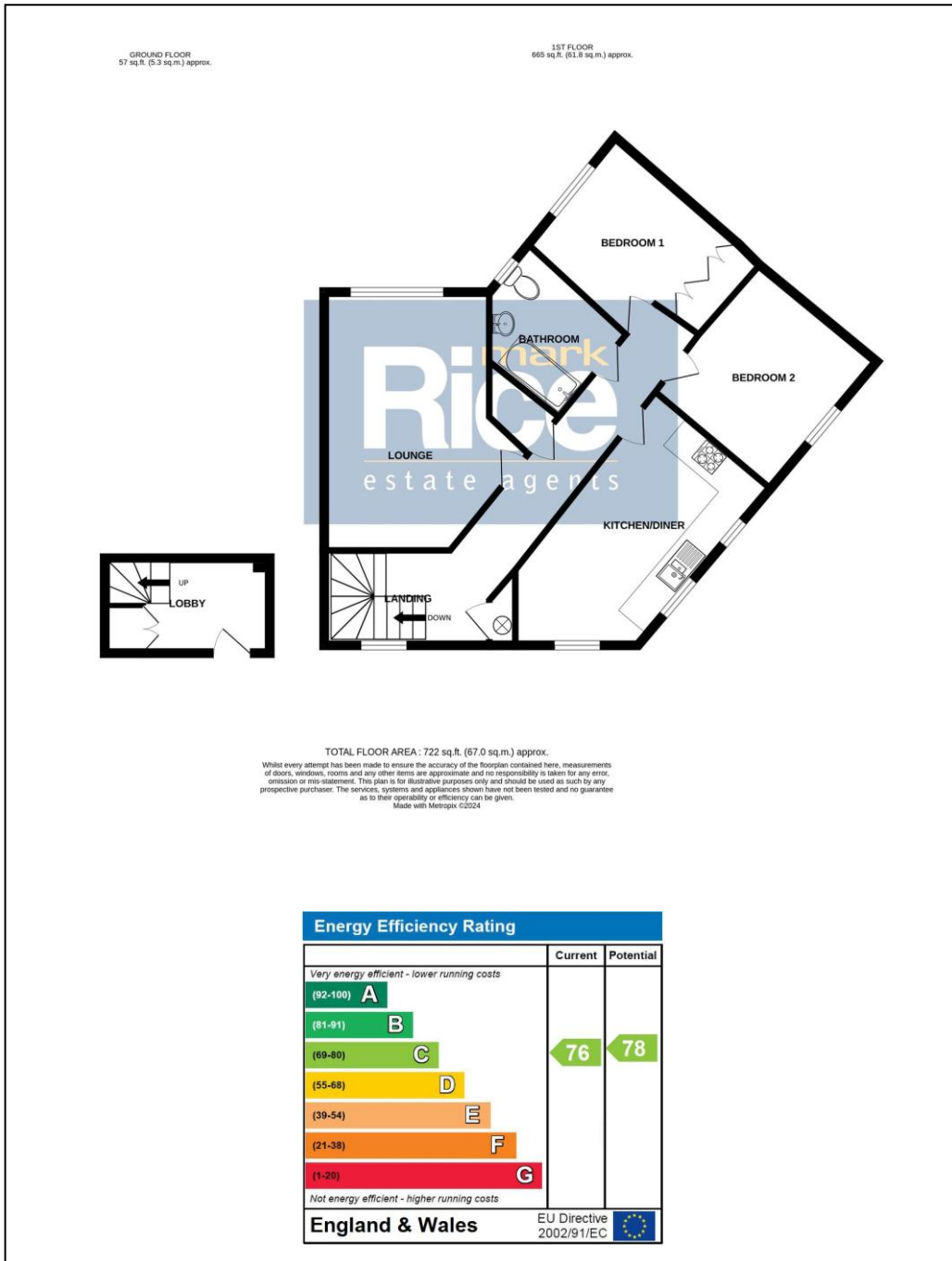
Outside:

There are gardens to the front of the property which are maintained by the management company. Access to the Parking space is under an arch off Balmoral Drive, to the rear of the property.

Agents Note:

The property is offered on a Leasehold basis, with a 999 year lease from 2005. The vendor informs us the annual service charge payment is £1,029.42 for the current year and the ground is £120.00 per annum, paid in two instalments.

Council Tax Band: A**Kitchen****Further Aspect****Lounge****Further Aspect****Bedroom 1**



Bedroom 2



Bathroom



Parking Space

Agent's 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 04/06/26

Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488