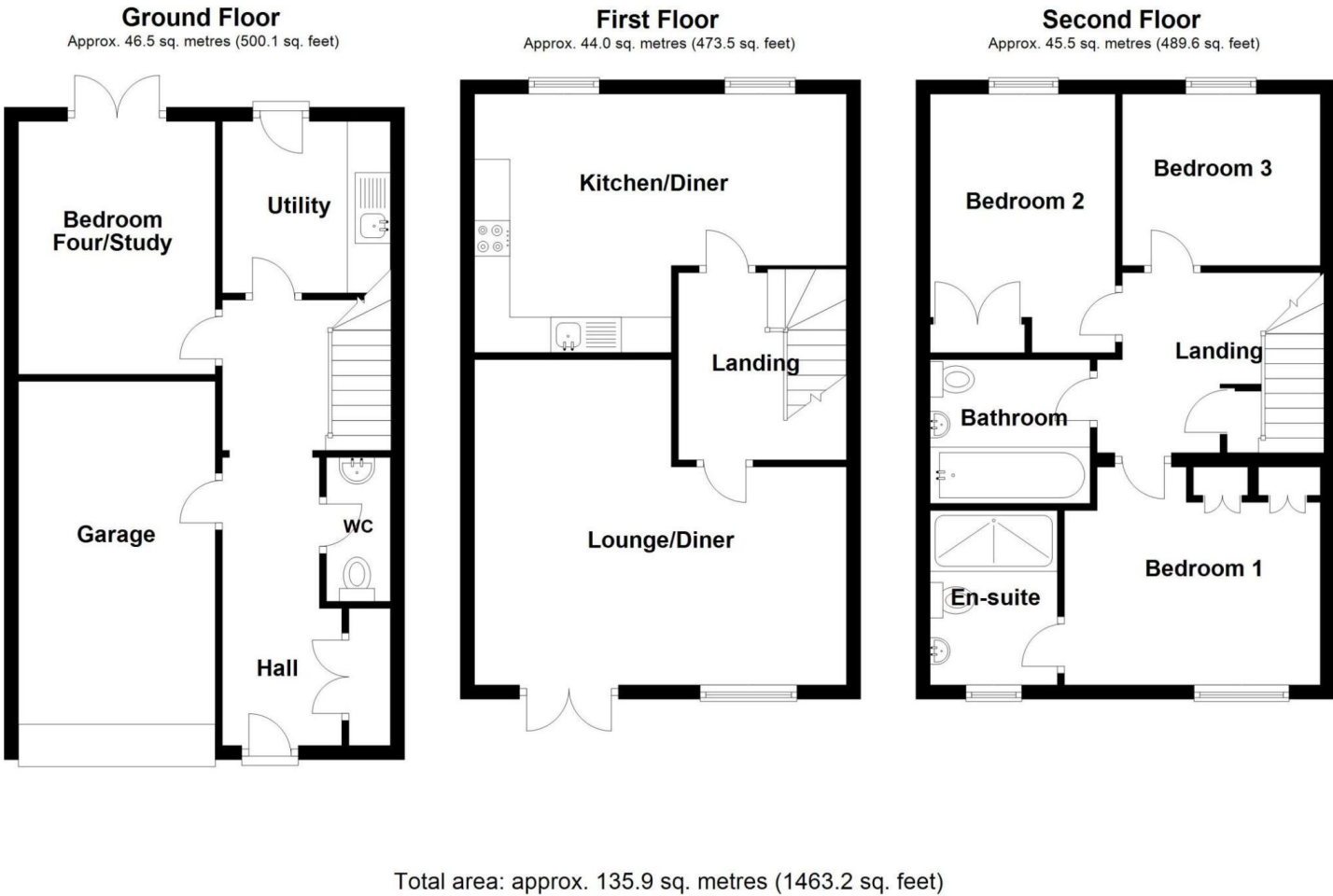


Pentland Drive, Greylees, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 81 B    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



5 Pentland Drive, Greylees, Sleaford, Lincolnshire, NG34 8GD

£229,950 Freehold

Offered for sale with no onward chain, this impressive three/four bedroom townhouse is situated within the popular development of Greylees and provides generous, versatile accommodation set across three floors.

Winkworth Sleaford | 01529 303377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)  
[winkworth.co.uk/sleaford](http://winkworth.co.uk/sleaford)



See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

No onward chain three/four bedroom townhouse | Spacious and versatile accommodation set across three floors | Large lounge/diner and modern fitted kitchen/diner | Master bedroom with en-suite, family bathroom, utility room and ground floor WC | Driveway, integral garage and low-maintenance enclosed rear garden ideal for family living



See things differently.

DESCRIPTION

The property offers a spacious and flexible layout ideal for modern family living, comprising an entrance hall, ground floor WC, utility room, integral garage and a versatile study/bedroom four to the ground floor. The first floor features a substantial lounge/diner together with a modern fitted kitchen/diner, while the second floor hosts three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from driveway parking, an integral garage and an enclosed low-maintenance rear garden designed for ease of upkeep and outdoor entertaining.

Greylees remains a popular residential location thanks to its community feel, nearby amenities, schooling and excellent access into Sleaford town centre, which offers a wide range of shops, restaurants, leisure facilities and rail links.

Viewing is highly recommended to appreciate the size, flexibility and presentation of this modern townhouse.

ACCOMMODATION

Entrance Hall

Bedroom/Study - 9'1" x 10'9" (2.77m x 3.28m)

Utility Room - 6'4" x 7'6" (1.93m x 2.29m)

W.C- 2'9" x 6'5" (0.84m x 1.96m)

Garage - 8'8" x 17'9" (2.64m x 5.4m)

Kitchen - 7'7" x 16' (2.3m x 4.88m)

Lounge - 16'1" x 11'2" (4.9m x 3.4m)

Bedroom - 7'9" x 7'3" (2.36m x 2.2m)

Bedroom - 8'4" x 11'9" (2.54m x 3.58m)

Bedroom - 11'2" x 11'1" (3.4m x 3.38m)

En-suite - 4'6" x 9'4" (1.37m x 2.84m)

Bathroom - 6'7" x 6'3" (2m x 1.9m)



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

**Agents Note** - There is management charge of approx £46 pcm. Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

These images are artificially enhanced for marketing purposes. If you have any questions please contact us.



•