

Gleneagles Drive, Greylees, Sleaford

Approximate gross internal area:
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		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



17 Gleneagles Drive

Approximate Gross Internal Area
Ground Floor = 80.0 sq m / 861 sq ft
First Floor = 78.3 sq m / 843 sq ft
Second Floor = 54.2 sq m / 583 sq ft
(Excluding Void)
Double Garage = 27.8 sq m / 299 sq ft
Total = 240.3 sq m / 2586 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



17 Gleneagles Drive, Greylees, Sleaford, Lincolnshire, NG34

£425,000 Freehold

A substantial and well-presented six-bedroom detached family home positioned within the highly sought-after Greylees development. Offering generous and versatile accommodation arranged over three floors, together with a double garage and enclosed rear garden.

Six Bedroom Detached Family Home | Spacious Dining Kitchen With Large Central Island | Generous Lounge & Separate Home Office | Master Bedroom With Walk-In Wardrobe & En-Suite | Separate Utility Room | Ground Floor WC | Modern Family Bathroom | Enclosed Rear Garden | Spacious Off-Road Parking & Double Garage



DESCRIPTION

The ground floor centres around an impressive dining kitchen, fitted with an extensive range of contemporary units and a large central island providing plenty of space and informal seating. (Including water softener, in- sinkerator waste disposal unit, and integrated appliances) There is also ample room for a dining table, making this an excellent space for both everyday family life and entertaining. Further accommodation includes a spacious lounge with French doors opening onto the rear garden, a separate home office, utility room and ground floor cloakroom.

To the first floor are four bedrooms, all with fitted wardrobes including a particularly generous master bedroom with walk-in wardrobe and en-suite bath and shower room, alongside a family bathroom. The second floor provides two further bedrooms, one benefiting from its own wardrobe and en-suite, making the upper floor ideal for older children, guests or additional working space.

Outside, the property enjoys an enclosed walled rear garden with lawn and patio areas, while the substantial double garage provides excellent parking, storage or workshop space. With spacious rooms, flexible accommodation and a stylish modern kitchen, this is an impressive family home offering plenty of space across all three floors.

ACCOMMODATION



Kitchen/Diner - 21'6" x 12'6" (6.55m x 3.8m)

Home Office - 10'8" x 8'6" (3.25m x 2.6m)

Lounge - 18'1" x 13'10" (5.5m x 4.22m)

Bedroom One - 17'11" x 13'10"

Bedroom Two - 14'10" x 11'7"

Bedroom Three - 12'8" x 11'8"

Bedroom Four - 14'3" x 7'11"

Bedroom Five - 12'10" x 8'9"

Bedroom Six – 11'5'' x 8'7''

Double Garage - 17'9" x 16'11" (5.4m x 5.16m)

Utility Room

Master Bedroom en-suite bathroom

Bathroom

Shower Room

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F

SERVICE CHARGE

Service charges apply