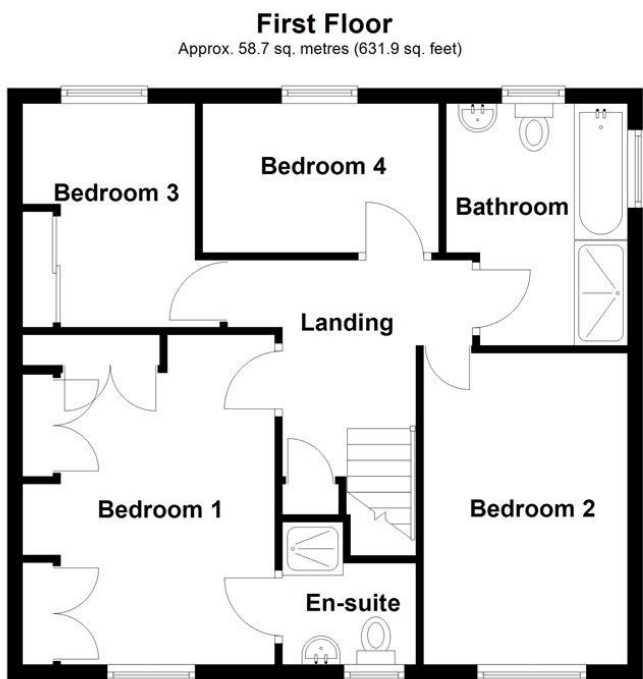
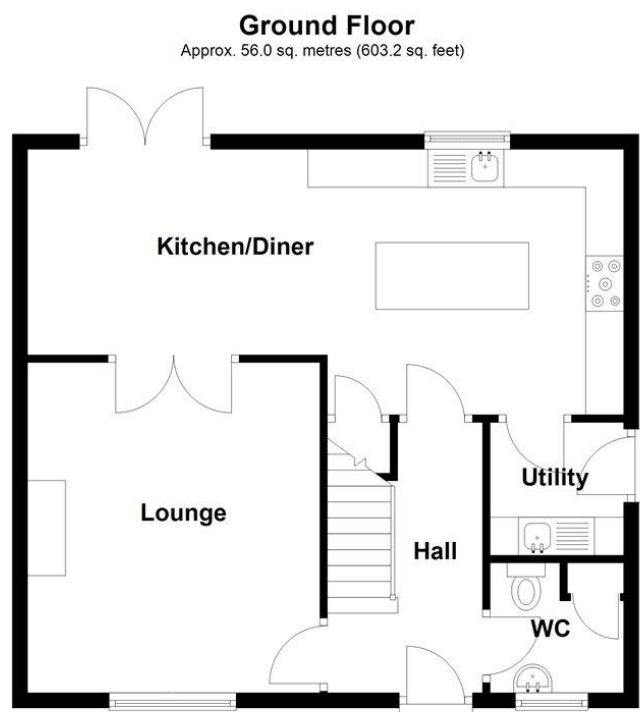




Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 114.7 sq. metres (1235.1 sq. feet)



37 Glengarry Way, Greylees, Lincolnshire, NG34 8XU

£350,000 Freehold

We are delighted to present this immaculately presented four-bedroom detached family home, located on the ever-popular Greylees development on the outskirts of Sleaford.

Immaculately Presented Detached Home | Popular Greylees Development | Spacious 25ft Open Plan Kitchen | Master Bedroom with En Suite | Landscaped Garden | Large Paved Patio Area | Tandem Driveway | Detached Garage | Move-In Ready Family Home



DESCRIPTION

Internally, the property boasts a welcoming Entrance Hall, a spacious lounge with double doors leading into the dining area, and a superb 25ft open plan kitchen/diner fitted with a range of integrated appliances, centre island with breakfast bar and French doors opening onto the rear garden. A separate utility room and cloakroom complete the ground floor. Upstairs, there are four well-proportioned bedrooms, including a master with en suite shower room and fitted wardrobes, a fully boarded loft with power and a beautifully appointed four-piece family bathroom.

Externally, the property continues to impress with a tandem driveway providing parking for two vehicles, leading to a detached single garage with power, lighting and loft storage. The highlight of the outside space is the fully landscaped rear garden which offers a large patio area with edged planted borders and laid to lawn with a side gate. There is also an outside office that comes fully powered. The property also benefits from solar panels set up with a battery.

Greylees is well placed for access into Sleaford, with rail links to Grantham, Lincoln and beyond, with direct



connections from Grantham to London Kings Cross.

With its enviable location and immaculate presentation, this property is a truly outstanding family home.

An early viewing is highly recommended to fully appreciate the quality, size and lifestyle on offer.

ACCOMMODATION

Entrance Hall

Downstairs W/C

Lounge - 14'3" x 2'7" (4.34m x 0.79m)

Kitchen/Diner - 25'9" x 11'5" (7.85m x 3.48m)

Utility Room - 5'9" x 5'9" (1.75m x 1.75m)

Bedroom 1 - 14'3" x 10'11" (4.34m x 3.33m)

En-suite

Bedroom 2 - 13'5" x 9'4" (4.1m x 2.84m)

Bedroom 3 - 9'8" x 8'6" (2.95m x 2.6m)

Bedroom 4 - 9'10" x 6'5" (3m x 1.96m)

Bathroom

LOCAL AUTHORITY

North Kesteven District Council

