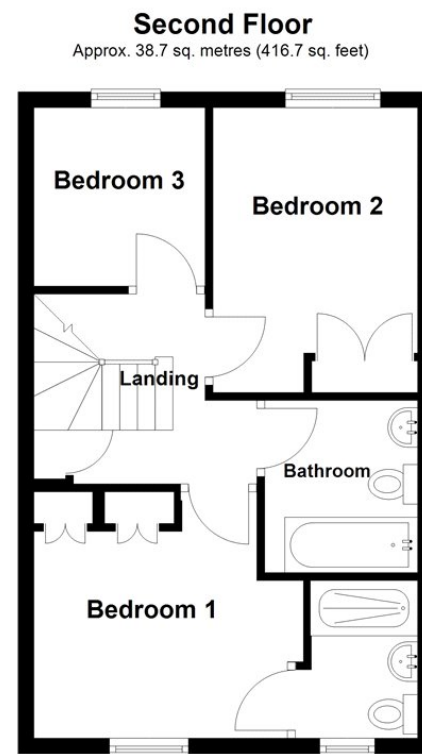
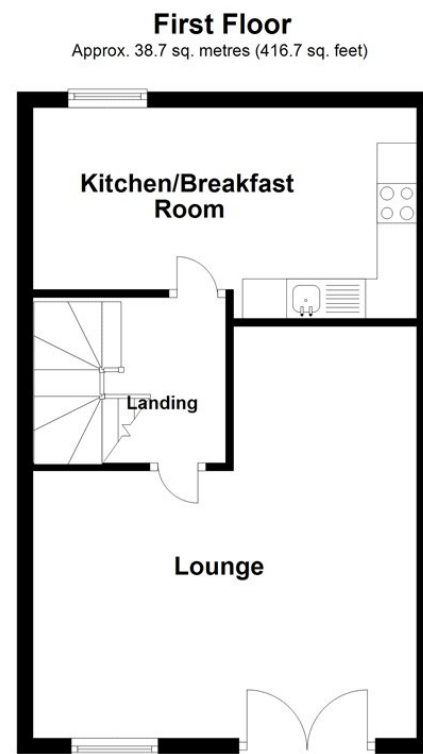
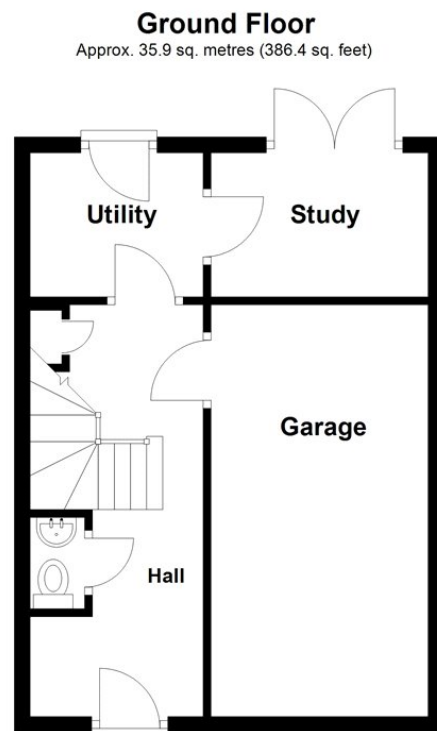


Pentland Drive, Sleaford, Lincolnshire

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Total area: approx. 113.3 sq. metres (1219.8 sq. feet)

3 Pentland Drive, Sleaford, Lincolnshire, NG34 8GD

£210,000 Freehold

Being freshly redecorated and carpeted throughout this spacious 3/4 bedroom townhouse is one of the more desirable of this style of property on the popular Greylees development having 1st floor living accommodation with living room having Juliette balcony, 3 top floor bedrooms with en-suite to master and a 4th bedroom or study to the ground floor.



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See things differently.

Stunning Modern Town House | Lounge/diner & Breakfast Kitchen | 3/4 Bedrooms | UPVC Double Glazing | Low Maintenance Rear Garden | MUST BE SEEN



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



## LOCATION

## DESCRIPTION

## ACCOMMODATION

**Reception Hall** - Approached by a composite entrance door in glazed transom fitment the reception hall has understairs storage cupboard, personal garage door, radiator.

**Cloakroom** - Fitted with a two piece suite comprising close coupled WC and wall mounted hand wash basin, radiator.

**Bedroom 4 / Study** - 11' x 9'1" (3.35m x 2.77m) UPVC french doors to rear aspect giving access to garden, television and telephone points, radiator.

**Utility Room** - 7'6" x 6'5" (2.29m x 1.96m) Part glazed composite door to rear aspect, fitted with base units with bevel edged worksurfacing over, stainless steel sink, space for washing machine and tumble dryer, radiator.

**1st Floor Landing** - Staircase rises from reception hall to 1st floor landing, radiator.

**Kitchen Dining Room** - 16'1" x 11'1" max (4.9m x 3.38m max) Having 2 UPVC windows to rear aspect, fitted with a generous range of base and eye level units with bevel edged work surfacing over, one and a half bowl stainless steel sink, gas hob, double oven, space for fridge/freezer, wood effect flooring, radiator.

**Living Room** - 17'2" max x 16' (5.23m max x 4.88m) Having both UPVC window and french doors to Juliette balcony to front aspect, television and telephone points, radiator.

**2nd Floor Landing** - Staircase rises from 1st floor landing to 2nd floor landing having airing cupboard, radiator and loft access.

**Master Bedroom** - 12'1" x 11'6" (3.68m x 3.5m) UPVC window to front aspect, fitted with a bank of 4 built in wardrobes, television and telephone points, radiator.

**En-Suite Shower Room** - Opaque glazed UPVC window to front aspect, fitted with a 3 piece suite comprising double shower cubicle with mains fed shower over, close coupled WC, pedestal hand wash basin, radiator.

**Bedroom 2** - 11'9" x 8'5" (3.58m x 2.57m) UPVC window to rear aspect, built in double wardrobes, radiator.

**Bedroom 3** - 8' x 7'3" (2.44m x 2.2m) UPVC window to front aspect, radiator.



**Bathroom** - Being fitted with a 3 piece suite comprising panelled bath, close coupled WC, pedestal hand wash basin, radiator, shaver point.

**Outside** - To the front of the property is a tarmac driveway leading to the Single Garage having up and over door, personal door, light and power point, there is a paved pathway and shrub border.

The rear garden has a generous paved patio, lawn and established borders, the rear garden is enclosed by fencing with a rear gate.

## LOCAL AUTHORITY

North Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

C