

Lothian Way, 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.*



27 Lothian Way, Greylees, Sleaford, Lincolnshire, NG34 8FZ

£475,000 Freehold

Offering a cul de sac position with a tree lined view to the front aspect this spacious 5 double bedroom detached house with a further 1st floor study and 3 ground floor reception rooms this very well presented home is further enhanced by having and a recently refitted kitchen dining room and family bathroom.  
viewing is a must to fully appreciate this home and its location.

FIVE BEDROOM DETACHED HOME | TWO EN-SUITE BEDROOMS |  
EXCELLENT FAMILY ACCOMMODATION | DOUBLE GARAGE | WELL  
POSITIONED | COME AND TAKE A LOOK



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ACCOMMODATION

**Reception Hallway** - Approached by a part glazed composite door with full height opaque glazed side window the reception hallway and an understairs storage cupboard, two built in cloak cupboards, radiator.

**Cloakroom** - Opaque glazed window to front aspect, recently refitted with a 2 piece suite comprising close coupled WC, wall mounted hand wash basin, ceramic tiled flooring, radiator.

**Family Room / Study** - 11'6" x 7'7" (3.5m x 2.3m) Having 2 UPVC windows to front aspect, television point, radiator.

**Living Room** - 17'9" x 11'6" (5.4m x 3.5m) being dual aspect with UPVC window to side aspect, french doors with 2 full height side windows to rear aspect leading to garden, log burning stove in recessed fireplace on tiled hearth, television point, radiator.

**Dining Room** - 14'4" x 10'1" (4.37m x 3.07m) UPVC window to rear aspect, UPVC french doors to side aspect giving access to garden, radiator.

**Kitchen Dining Family Room** - 16' x 15'7" (4.88m x 4.75m) UPVC window to side aspect and french doors with 2 full height side windows to rear aspect, being recently refitted with a contemporary range of base eye level and larder units with Zenith composite stone effect work surfacing and upstands, induction hob, two eye level ovens, built in dishwasher, space for american fridge / freezer, ceramic tiled flooring, television point, radiator.

**Utility Room** - 11' x 5'8" (3.35m x 1.73m) Half glazed composite door to side aspect, personal door to double garage, fitted with a range of base, eye level and larder units with bevel edged work top over, stainless steel sink, space for washing machine and tumble dryer, ceramic tiled flooring and radiator.

**Galleried Landing** - An impressive split staircase rises from the entrance hall to the galleried landing giving access to all 1st floor bedrooms with radiator and loft access with loft being part boarded and having ladder and light.

**Master Bedroom** - 15' x 12'6" (4.57m x 3.8m) Having 3 UPVC windows to front aspect, 5 built in wardrobes, television point, radiator.

**En-Suite Shower Room** - Opaque glazed window to side aspect, fitted with a 3 piece suite comprising ceramic tiled double shower cubicle with mains fed shower over, close coupled WC, pedestal handwash basin, wood effect flooring, half height ceramic wall tiling, radiator.

**Guest / Bedroom 2** - 12'9" x 10'6" (3.89m x 3.2m) UPVC window to rear aspect, 5 built in wardrobes, television point, radiator.

**Guest En-Suite** - Opaque glazed window to rear aspect, fitted with a 3 piece suite comprising double shower cubicle with mains fed shower over, pedestal hand wash basin, close coupled WC, half height ceramic wall tiling, radiator.



**Bedroom 3** - 14'1" x 11'4" (4.3m x 3.45m) Two UPVC windows to front aspect, 4 built in wardrobes, television point, radiator.

**Bedroom 4** - 12'6" x 9' (3.8m x 2.74m) UPVC window to rear aspect, built in triple wardrobe, radiator.

**Bedroom 5** - 9'4" x 8'9" (2.84m x 2.67m) UPVC window to rear aspect, built in triple wardrobe, radiator.

**Snug** - 8'4" x 6'5" (2.54m x 1.96m) UPVC window to front aspect, radiator.

**Family Bathroom** - Opaque glazed UPVC window to side aspect, being recently refitted with an impressive 4 piece suite comprising free standing double ended roll top claw foot bath with shower over, twin vanity units with twin ceramic hand wash basins over, close coupled WC, chrome heated towel radiator, mosaic style ceramic tiled flooring.

**Outside** - The property boasts an enviable position on this desirable modern development with a tree lined view to front aspect and little passing traffic.

there is a generous tarmac driveway leading to the DOUBLE GARAGE 18'1" x 17'11" having 2 up and over doors to front aspect, light and power point.

The front garden is principally laid to lawn with established shrubbery.

The rear gardens have been landscaped by the current owners and are laid to lawn with two paved patio's and a low maintenance border with inset trees, there is gated side access and outside tap.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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