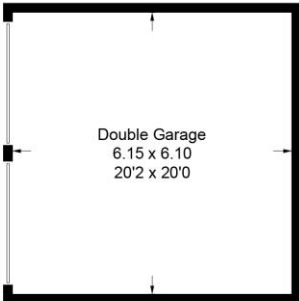


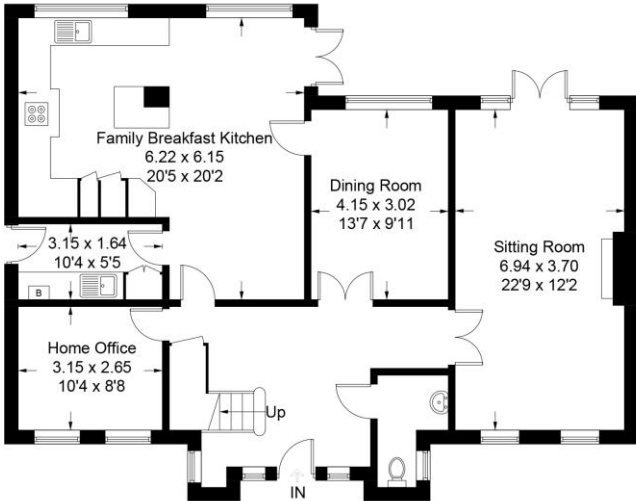
EPC TO FOLLOW

11 Kinross Road

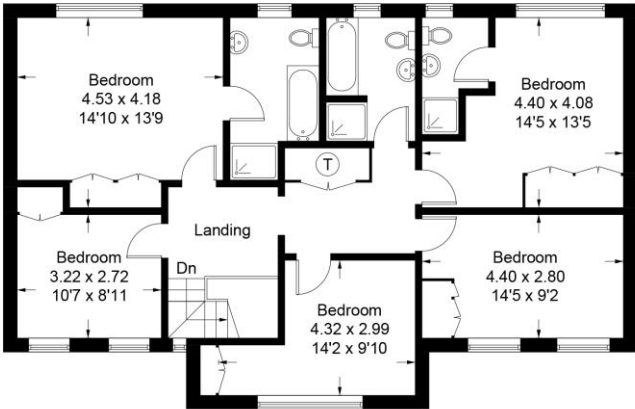
Approximate Gross Internal Area
Ground Floor = 110.3 sq m / 1187 sq ft
First Floor = 98.6 sq m / 1061 sq ft
Double Garage = 37.5 sq m / 404 sq ft
Total = 246.4 sq m / 2652 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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.



11 Kinross Road, Greylees, Lincolnshire, NG34 8GB

£500,000 Freehold

Set within the popular and well-connected Greylees development, this impressive five-bedroom detached home offers generous living space, a versatile layout, and a beautifully maintained rear gardens, making it an ideal choice for a growing family. The property sits behind a smart double-width driveway with a slightly oversized detached double garage.

Spacious Five-Bedroom Detached Family Home | Popular Location | Generous And Versatile Living Accommodation | Light Lounge With Feature Fireplace | Open-Plan Kitchen Dining Family Room | Two En-Suite Bedrooms | Beautifully Maintained Rear Garden | Detached Double Garage | Ample Parking



DESCRIPTION

There is a large welcoming reception hall with a central staircase gives access to the main living areas. The property benefits from a downstairs toilet, which is also used as a boot room having a wall mounted area with coat hooks and storage for shoes. The lounge is light and spacious, with dual-aspect windows and a feature fireplace providing a focal point. There is a formal dining room which is perfect for family occasions, while a separate study offers an excellent home office space. To the rear, there is an open-plan kitchen, dining, and family room is the real heart of the home, fitted with a range of units, integrated appliances, and wood-effect worktops.

Upstairs, the master bedroom features built-in wardrobes and an en-suite shower room. A second bedroom also benefits from its own en-suite, while the remaining three bedrooms are served by a family bathroom. The layout offers excellent flexibility.

The rear garden is a real highlight , being principally laid to lawn with mature borders, raised beds, and several seating areas to enjoy the sunshine throughout the day. A large paved patio next to the house is perfect for barbecues and outdoor dining.



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Sitting Room - 22'9" × 12'2" (6.93m × 3.7m)

Dining Room - 13'7" × 9'11" (4.14m × 3.02m)

Study - 10'4" × 8'8" (3.15m × 2.64m)

Family Breakfast Kitchen - 20'5" × 20'2" (6.22m × 6.15m)

Utility - 10'4" × 5'5" (3.15m × 1.65m)

Bedroom 1 - 14'10" × 13'9" (4.52m × 4.2m)

En-Suite Shower Room

Bedroom 2 - 14'5" × 13'5" (4.4m × 4.1m)

En-Suite Shower Room

Bedroom 3 - 14'5" × 9'2" (4.4m × 2.8m)

Bedroom 4 - 14'2" × 9'10" (4.32m × 3m)

Bedroom 5 - 10'7" × 8'11" (3.23m × 2.72m)

Family Bathroom

Double Garage - 20'2" × 20' (6.15m × 6.1m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F