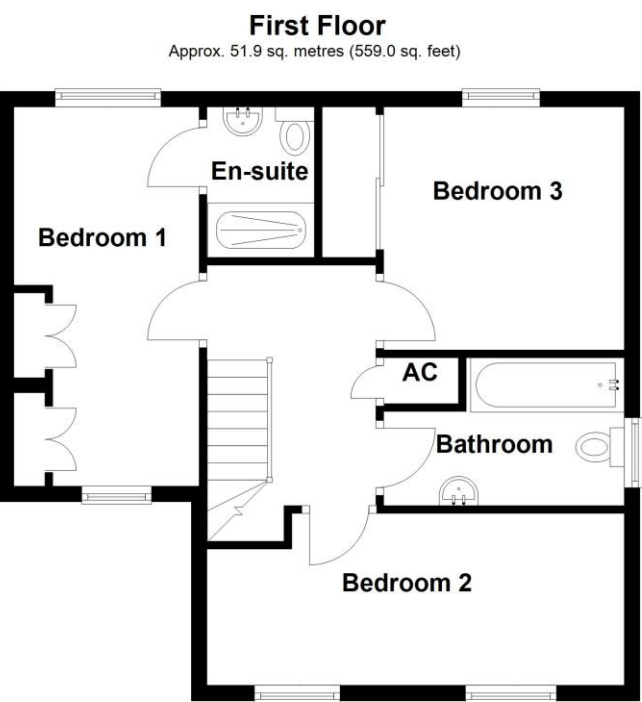
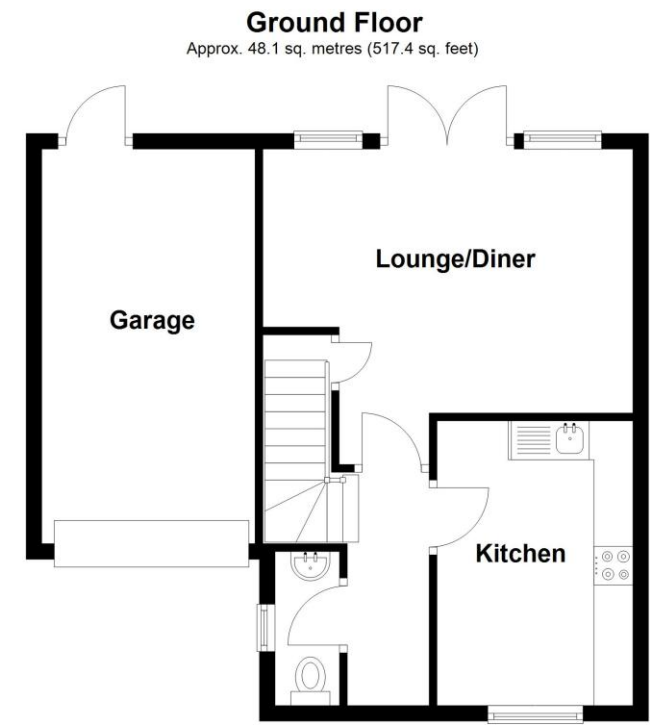


Selemba Way, Greylees, Sleaford

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.

EPC TO FOLLOW



Total area: approx. 100.0 sq. metres (1076.4 sq. feet)



17 Selemba Way, Greylees, Sleaford, Lincolnshire, NG34 8GX

£265,000 Freehold

We are delighted to offer for sale this beautifully presented modern three bedroom detached home located in the popular and well-established Greylees development. This attractive property offers a perfect blend of style, comfort, and practicality, making it an ideal choice for families, professionals, or anyone looking for a move-in-ready home in a peaceful yet well-connected location.

Beautifully presented three-bedroom detached home | Spacious and light-filled interior | Solar Panels to the rear | Main bedroom with en-suite and built-in storage | Well-maintained private garden with views over open fields to the side, alongside a garage and off-street parking | Peaceful yet well-connected location

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DESCRIPTION

From the moment you step inside, the house impresses with its light-filled interior and spacious layout. The welcoming entrance leads into a generous living area that’s perfect for relaxing or entertaining, while the kitchen and dining space offers a fantastic area for everyday family life or hosting guests. French doors open out to a well-maintained rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the property continues to impress with well-proportioned bedrooms and stylish bathrooms. The main bedroom benefits from a modern en-suite and built-in storage, offering a peaceful retreat at the end of the day. Every room has been thoughtfully arranged and maintained to a high standard, allowing for easy living from day one.

Outside, the home enjoys a private garden that to the side has views over open fields, along with off-street parking and a garage, ensuring convenience for modern life. The property also benefits from Solar Panels to the rear. Located just a short drive from Sleaford and within easy reach of transport links, local amenities, and countryside walks, this home offers the perfect balance between rural charm and accessibility.

17 Selemba Way represents a fantastic opportunity to secure a quality home in one of the area’s most desirable neighbourhoods. Early viewing is highly recommended.

ACCOMMODATION

Entrance Hall - Approached via a composite door is a glazed transom fitment having staircase to 1st floor, radiator.

Cloakroom - Having opaque glazed UPVC window to side aspect, being fitted with a 2 piece suite comprising close coupled WC, pedestal hand wash basin, radiator.

Kitchen Dining Room - 12'1" x 8'2" (3.68m x 2.5m) UPVC window to front aspect, fitted with a modern range of base and eye level units with bevel edged work surfacing over, 6 ring gas hob, double electric oven, space for fridge/freezer, dishwasher and washing machine, radiator.

Lounge - 15'7" x 15'4" (4.75m x 4.67m) UPVC french doors with 2 full height side windows to rear aspect leading to garden, UPVC window to rear aspect, understairs storage cupboard, television point, radiator.

Landing - Staircase with UPVC window to side aspect rises from entrance hall to 1st floor landing having airing cupboard housing hot water cylinder, loft access, radiator.



Master Bedroom - 16'9" x 9'1" (5.1m x 2.77m) Being dual aspected with UPVC windows to both front and rear aspects bank of 4 built in wardrobes, radiator, television point.

En-Suite - Opaque glazed UPVC window to rear aspect, fitted with 3 piece suite comprising double shower cubicle with mains fed shower over, close coupled WC, floor standing vanity unit housing hand wash basin, chrome heated towel radiator.

Bedroom 2 - 15'4" x 9' (4.67m x 2.74m) Two UPVC window to frotn aspect, panelled headboard wall, radiator.

Bedroom 3 - 11'3" x 10'2" (3.43m x 3.1m) UPVC window to rear aspect, bank of fitted wardrobes with sliding doors, radiator.

Bathroom - Opaque glazed UPVC window to side aspect, fitted with a 3 piece suite comprising panelled bath with mains fed shower over, close coupled WC, pedestal hand wash basin, chrome heated towel radiator.

Outside - The property is nestelled at the end of a cul de sac with open views to the front aspect, the tarmac driveway offers off street parking for up to 4 cars and heads to the GARAGE 16'8" x 9' having up and over door to front aspect, personal door to rear aspect, light and power, the front garden is laid to low maintenanc egravelled beds with established shrubbery.

The rear garden is well proportioned and principally laid to a well proportioned lawn with a paved patio, the rear garden is enclosed by fencing to all aspects with this beingat a lower level to the southern aspect to allow field views.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C