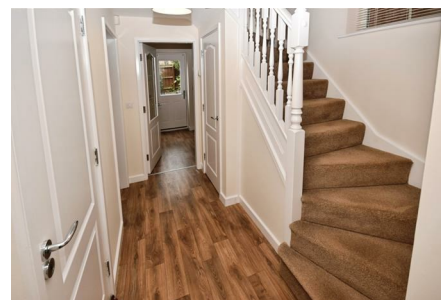


Pentland Drive, Sleaford, NG34 8GD



Asking Price £215,000 Freehold



****NO CHAIN**** A 3 Storey End Town House with 3/4 bedrooms on the popular Greylees development, with integral garage and driveway parking. Having undergone a complete re-decoration throughout is now ready to be sold with no onward chain.

Briefly consisting of: Large "L" shaped lounge/diner and kitchen/breakfast room on the first floor. On the ground floor - Entrance hallway, Downstairs WC, Utility Room and Bedroom/Study with patio doors to the rear garden.

On the second floor - Master Bedroom with built in double wardrobe, En-suite Shower Room, Bedroom Two with built in double wardrobe, Bedroom Three and Family Bathroom.

The property has UPVC double glazing and gas central heating with radiators to all rooms providing an EPC rating of: C and Council Tax Band: C

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Location Location Location

Greylees is located off the A17 between Sleaford and Wilsford and is a popular residential area to live with communal grounds featuring a band-stand around the corner, it now has a lovely restaurant/Tea Room called "The Chapel" within walking distance and there is Golf Club opposite the main Balmoral Drive entrance.

Hallway 20'5" x 6'6"



The property is entered through a composite front door having an upper glazed panel and door glass allowing extra light into the hallway, consumer unit, entrance matting and vinyl flooring, door bell re-sounder, alarm key panel, room thermostat, pendant lighting, storage cupboard, stairs to first floor landing, personnel door to garage with extra security deadbolts and doors to utility room and Bedroom 4/Study.

Ground Floor WC 6'5" x 3'2"



Close-coupled toilet, floating sink with tiled splash-back and vinyl flooring.

Utility 7'8" x 6'6"



Upper glazed wooden door to rear garden, vinyl flooring, modern wall and base units with laminate worktop, stainless steel sink with mixer tap, wall mounted Worcester boiler (fitted 2023 with remainder of warranty until April 2029) with time clock underneath.

Bedroom 4/Study 10'11" x 9'2"



Fully Glazed UPVC patio doors, carpeted flooring and pendant lighting.

Kitchen/Breakfast Room 11'1" x 16'0"



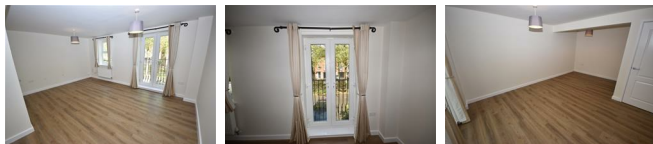
An "L" shaped room with two windows to the rear elevation, a range of modern wall and base units with laminate worktops and tiled splash-back, electric double oven, 4 ring gas hob and extractor hood above with a

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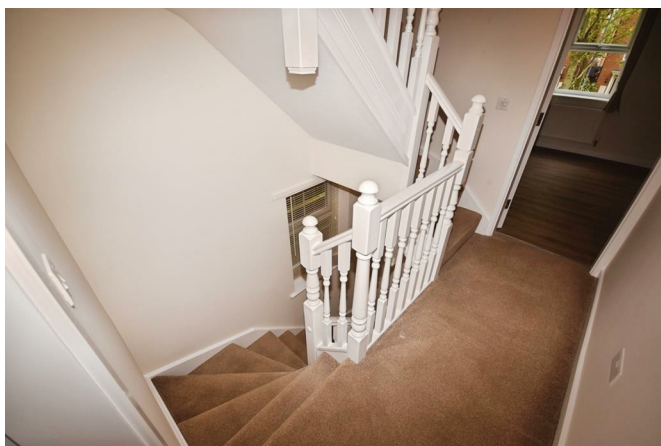
stainless steel splash-back below, one and half bowl stainless steel sink with mixer tap, vinyl flooring and plinth heater.

Lounge/Diner 17'1" x 16'2"



A large "L" shaped room featuring an elegant Juliet balcony with UPVC french doors opening inwards with an additional window to the front elevation making this room very light and airy. It has 3 pendant lights, vinyl flooring and TV connection points.

1st Floor Landing 9'0" x 7'3"



Window to side elevation allowing extra daylight, carpeted flooring and pendant lighting, doors to Lounge/Diner and Breakfast Kitchen.

Master Bedroom 11'2" x 11'8"



Window to front elevation, carpeted flooring, pendant lighting and two double wardrobes.

En-suite 9'4" x 3'11"



Window to front elevation with frosted glass, double length shower cubicle with bar mixer shower close-coupled toilet, pedestal sink with mono-bloc mixer tap, vinyl flooring, extractor and enclosed light unit on the ceiling.

Bedroom 2 11'11" x 8'5"



Window to rear elevation, carpeted flooring, pendant lighting and a double fitted wardrobe.

Bedroom 3 7'9" x 7'3"



Window to rear elevation, carpeted flooring and pendant lighting.

2nd Floor Landing 9'0" x 9'3"



Window to side elevation allowing more natural light, carpeted flooring, pendant lighting, smoke alarm, airing cupboard housing pressurised hot water tank.

Bathroom 6'10" x 6'5"



Having panelled bath with low level shower attachment for rinsing only, pedestal sink with mono-bloc mixer tap, close-coupled toilet, vinyl flooring, half height wall tiling with enclosed light unit and extractor on the ceiling.

Garage

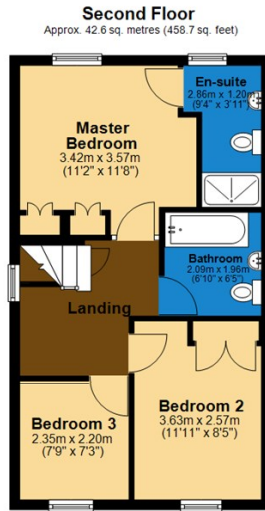
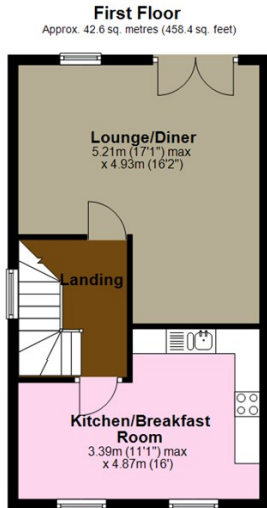
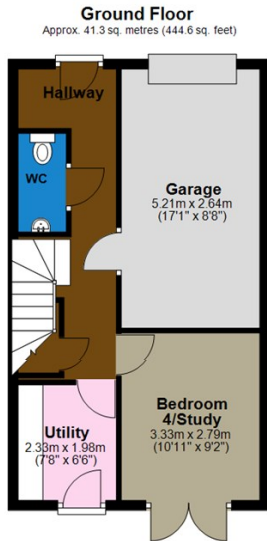
Up and over door to the front and personnel door from the hallway for easy access, having power and lighting.

Outside



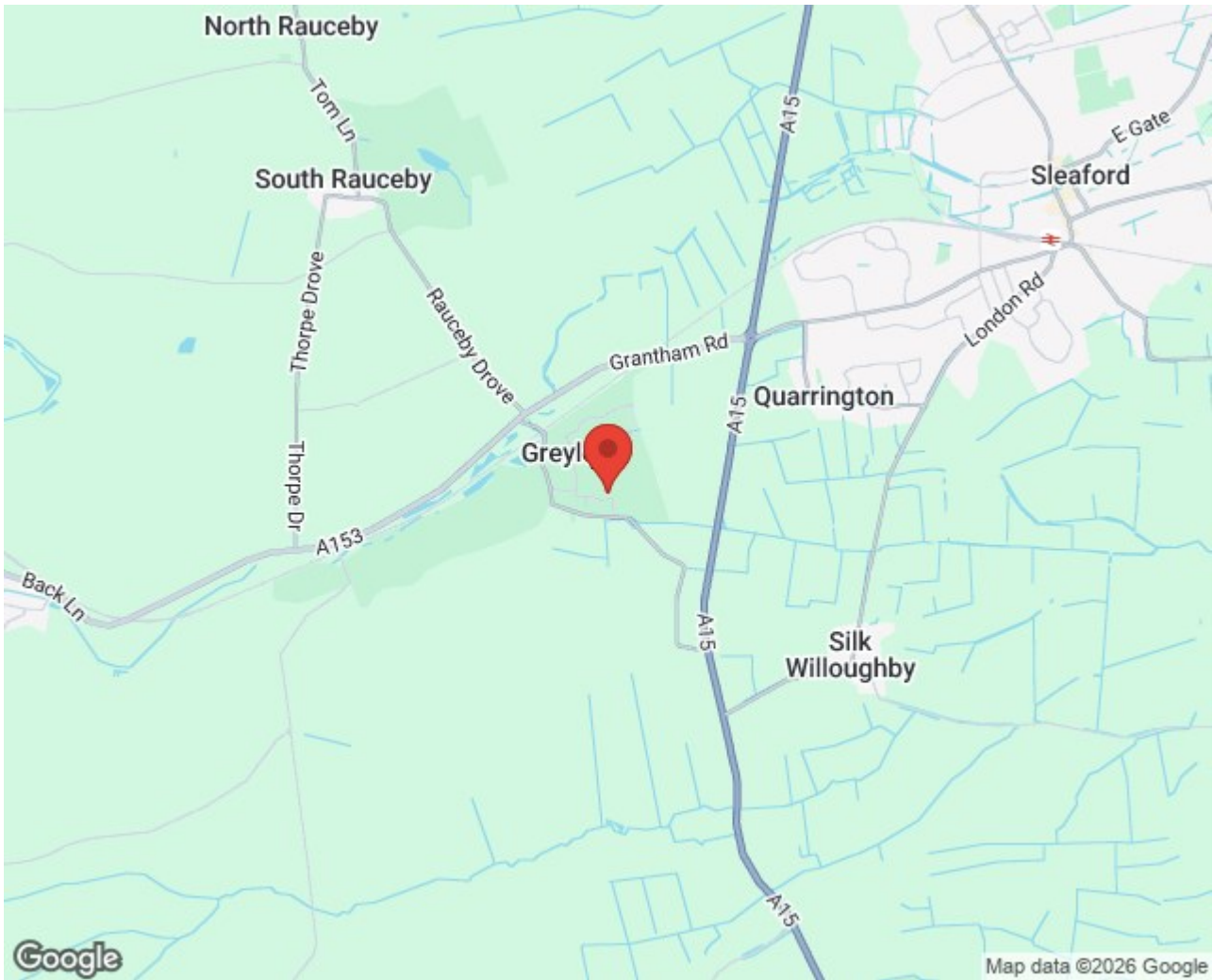
The enclosed rear garden has a patio with perimeter borders containing some low level trees and shrubbery. The area that was the lawn (current images shown) has been rotavated ready for seeding or re-turfing at the new owners discretion with an allowance of £500 provided with the sales price.

The front of the property has a driveway up to the garage with adjacent pathway leading up to the front door with low level trees and bushes either side forming private boundaries from neighbouring properties.



Total area: approx. 126.5 sq. metres (1361.8 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	