



## Lothian Way, Greylees

Sleaford, Lincolnshire, NG34 8FZ

Offers In Excess Of £450,000



This executive detached house offers five bedroom accommodation set over two floors and built to a high specification, set in a corner plot on the popular Greylees estate. The property currently provides the accommodation in brief; Impressive Reception Hallway with Downstairs Cloakroom, Large Living Room, Dining Room, Breakfast Kitchen, Study, Five Bedrooms, Two En Suites, Large Family Bathroom and a Library. Outside the property has an imposing frontage with a pull-in driveway leading to the Double Garage, whilst to the rear there are attractive, good sized gardens laid mainly to lawn.

#### Reception Hall

Having radiator, telephone point, two built in cloaks cupboard, Amtico flooring and stairs to first floor landing with storage cupboard under.

#### Separate Cloakroom



Having low level WC, wall mounted hand wash basin, radiator, tiled flooring and window to front.

#### Study

11'8 x 7'9 (3.56m x 2.36m)



Having solid wood flooring, two windows to front, radiator and telephone point.

#### Lounge

11'9 x 18'0 (3.58m x 5.49m)



Generous size room with windows to both rear and side, French doors to rear, double doors off the Entrance hall, inset gas fire set in decorative surround, TV point, telephone point and two radiators.

#### Dining Room

10'1 x 14'5 (3.07m x 4.39m)



Having glazed double doors off the Entrance Hall, radiator and French doors and window to rear.

**Breakfast Kitchen**  
**16'0 x 16'0 (4.88m x 4.88m)**



This impressive Kitchen has a range of base, drawer and eye level units with roll edge work surface over with inset one and half sink and drainer unit with mixer tap, double oven with microwave, 5 burner gas hob with extractor hood over, full sized integrated fridge, integrated dishwasher, wine cooler, continued Amtico flooring from Reception Hall, TV and telephone points, two radiators and ceiling spot lights. French doors to rear garden and windows to rear and side elevations.

**Utility Room**  
**11'9 x 5'9 (3.58m x 1.75m)**



Having base and eye level units with roll edge work surface over, inset sink drainer unit with mixer tap, space and plumbing for washing machine, extractor fan, radiator, door leading through to Garage and half glazed door to side.

**First Floor Landing**



Having a central staircase from the Entrance Hall leading to a galleried landing and having airing cupboard with hot water tank and shelving and access to loft space.

**Bedroom One**  
**14'5 x 15'1 (4.39m x 4.60m)**



Having three windows to front, a range of built in wardrobes with shelving and hanging space, TV point and access through to En Suite Shower Room.

En Suite Shower Room  
8'1 x 5'8 (2.46m x 1.73m)



Having low level WC, pedestal hand wash basin, fully tiled double shower cubicle, extractor and window to side.

Bedroom Two  
16'8 x 12'7 (5.08m x 3.84m)



Having window to rear, built in wardrobes and radiator.

En Suite



Having low level WC, pedestal hand wash basin, fully tiled double shower cubicle, extractor fan, shaver point and window to rear.

Bedroom Three  
13'11 x 11'3 (4.24m x 3.43m)



Having window to front, built in wardrobes and radiator.

Bedroom Four  
12'1 x 8'11 (3.68m x 2.72m)



Having window to rear and radiator.

Bedroom Five  
9'6 x 8'11 (2.90m x 2.72m)



Having window to rear and radiator.

Library  
9'1 x 6'5 (2.77m x 1.96m)



Having feature window to front, glazed double doors off the Landing and radiator.

Family Bathroom  
8'1 x 6'8 (2.46m x 2.03m)



Having low level WC, pedestal hand wash basin, paneled bath and fully tiled shower cubicle, radiator, extractor fan and window to side.

Outside



The front of the property offers parking for 3 cars leading to double garage, laid to part lawn area with paved walkway to front door, side access to rear. The rear of the property is mainly laid to lawn with patio area, fruit trees, slabbed area holding greenhouse and timber shed, outside tap and lighting with wall surround.

Double Garage

Having twin up and over doors, power and lighting and personnel door through to Utility Room.

Agents note

The Greylees Development is subject to an annual maintenance charge. Please call our office for more information.

Agent Note

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GROUND FLOOR  
1299 sq.ft. (120.6 sq.m.) approx.



1ST FLOOR  
1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 2434 sq.ft. (226.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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