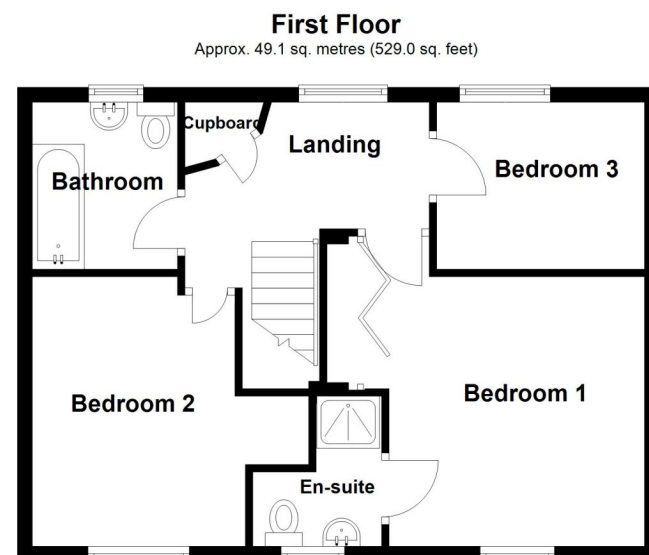
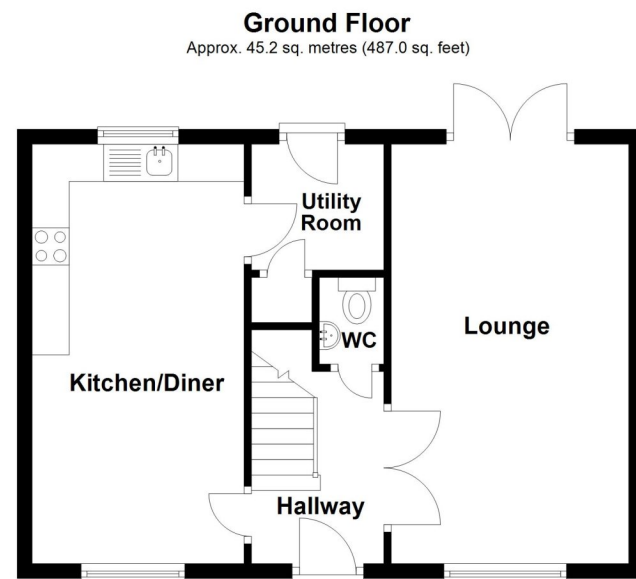


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>87</b>
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 94.4 sq. metres (1016.0 sq. feet)



## 89 Montrose Grove, Sleaford, Lincolnshire, NG34 8GT

OFFER OVER £260,000 Freehold

This immaculately presented Three Bedroom Detached house is located on the popular Greylees development with easy access to major routes to Grantham, Sleaford and Lincoln.

The property comprises of Entrance Hall, Downstairs Cloakroom, a spacious Kitchen/Diner, a generous Living Room with patio doors out onto the garden, Master Bedroom Ensuite, and Two further Double Bedrooms and a Family Bathroom.

There is also gas central heating with radiators to all rooms and it is fully UPVC double glazed throughout. It has a single garage and a tarmac driveway providing parking for two cars.

The rear garden is very well kept with a large paved patio area, summer house, and access into the garage via a personnel door.

A viewing is highly recommended.

THREE BEDROOM DETACHED | ENSUITE TO MASTER | IMMACULATEDLY PRESENTED THROUGHOUT | MODERN FITTED KITCHEN/DINER | STYLISH BATHROOMS | POPULAR GREYLEES DEVELOPMENT | STONES THROW FROM THE BAND STAND AREA | SPACIOUS ACCOMMODATION | DRIVEWAY & GARAGE



## ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Living Room - 17'9" x 10'6" (5.4m x 3.2m)

Kitchen/Diner - 18'6" x 9'5" (5.64m x 2.87m)

Utility Room - 5'10" x 5'5" (1.78m x 1.65m)

Bedroom One - 12'5" x 10'11" (3.78m x 3.33m)

En-Suite Shower Room

Bedroom Two - 10'10" x 9'7" (3.3m x 2.92m)

Bedroom Three - 9'2" x 7'4" (2.8m x 2.24m)

Family Bathroom - 6'5" x 6'5" (1.96m x 1.96m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C