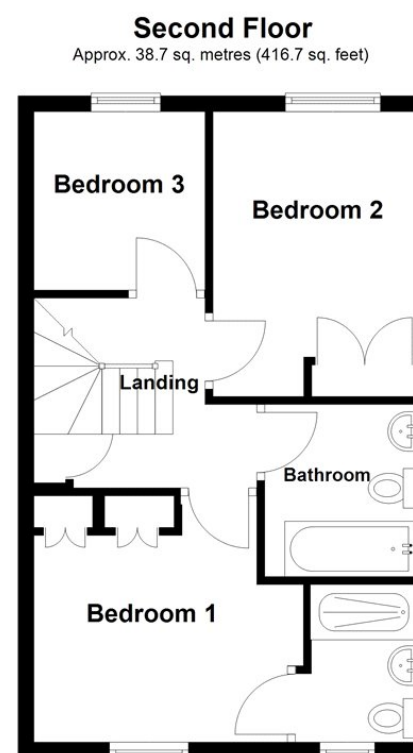
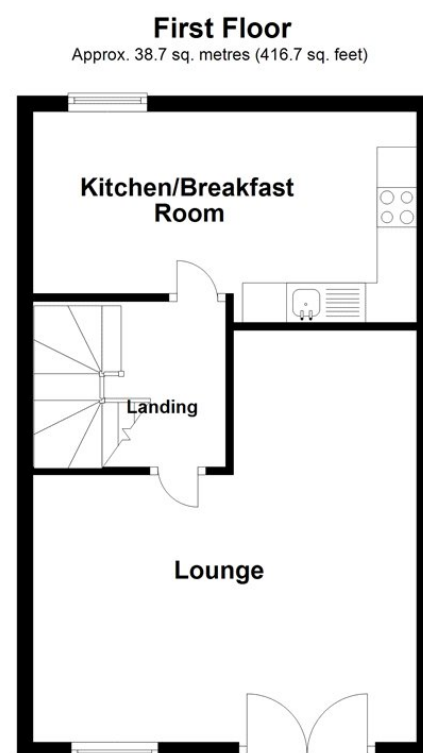
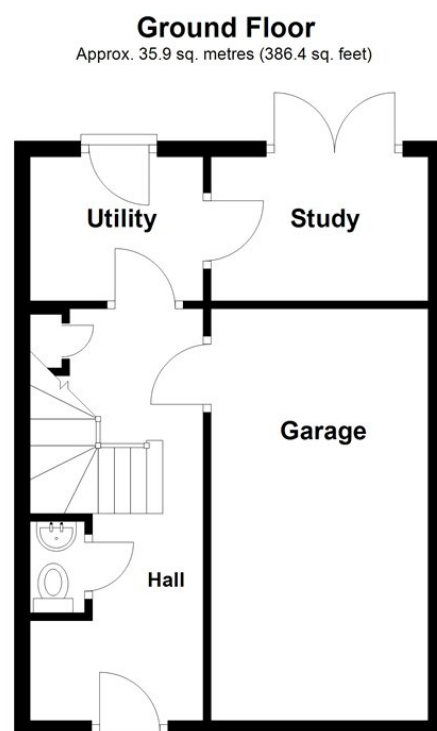


Pentland Drive, Sleaford, Lincolnshire

*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.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>91</b>
(69-80)	<b>C</b>	<b>80</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Total area: approx. 113.3 sq. metres (1219.8 sq. feet)

### 3 Pentland Drive, Sleaford, Lincolnshire, NG34 8GD

£230,000 Freehold

Being freshly redecorated and carpeted throughout this spacious 3/4 bedroom townhouse is one of the more desirable of this style of property on the popular Greylees development having 1st floor living accommodation with living room having Juliette balcony, 3 top floor bedrooms with en-suite to master and a 4th bedroom or study to the groundfloor.



Stunning Modern Town House || Lounge/diner & Breakfast Kitchen | 3/4 Bedrooms | UPVC Double Glazing | Low Maintenance Rear Garden | **MUST BE SEEN**



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See things differently.

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## LOCATION

## DESCRIPTION

### ACCOMMODATION

**Reception Hall** - Approached by a composite entrance door in glazed transom fitment the reception hall has understairs storage cupboard, personal garage door, radiator.

**Cloakroom** - Fitted with a two piece suite comprising close coupled WC and wall mounted hand wash basin, radiator.

**Bedroom 4 / Study** - 11' x 9'1" (3.35m x 2.77m) UPVC french doors to rear aspect giving access to garden, television and telephone points, radiator.

**Utility Room** - 7'6" x 6'5" (2.29m x 1.96m) Part glazed composite door to rear aspect, fitted with base units with bevel edged work surfacing over, stainless steel sink, space for washing machine and tumble dryer, radiator.

**1st Floor Landing** - Staircase rises from reception hall to 1st floor landing, radiator.

**Kitchen Dining Room** - 16'1" x 11'1" max (4.9m x 3.38m max) Having 2 UPVC windows to rear aspect, fitted with a generous range of base and eye level units with bevel edged work surfacing over, one and a half bowl stainless steel sink, gas hob, double oven, space for fridge/freezer, wood effect flooring, radiator.

**Living Room** - 17'2" max x 16' (5.23m max x 4.88m) Having both UPVC window and french doors to juliette balcony to front aspect, television and telephone points, radiator.

**2nd Floor Landing** - Staircase rises from 1st floor landing to 2nd floor landing having airing cupboard, radiator and loft access.

**Master Bedroom** - 12'1" x 11'6" (3.68m x 3.5m) UPVC window to front aspect, fitted with a bank of 4 built in wardrobes, television and telephone points, radiator.

**En-Suite Shower Room** - Opaque glazed UPVC window to front aspect, fitted with a 3 piece suite comprising double shower cubicle with mains fed shower over, close coupled WC, pedestal hand wash basin, radiator.

**Bedroom 2** - 11'9" x 8'5" (3.58m x 2.57m) UPVC window to rear aspect, built in double wardrobes, radiator.

**Bedroom 3** - 8' x 7'3" (2.44m x 2.2m) UPVC window to front aspect, radiator.

**Bathroom** - Being fitted with a 3 piece suite comprising panelled bath, close coupled WC, pedestal hand wash basin, radiator,



shaver point.

**Outside** - To the front of the property is a tarmac driveway leading to the Single Garage having up and over door, personal door, light and power point, there is a paved pathway and shrub border.

The rear garden has a generous paved patio, lawn and established borders, the rear garden is enclosed by fencing with a rear gate.

## LOCAL AUTHORITY

North Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

C