



**Selemba Way, Greylees Sleaford NG34 8GX**

**welcome to**

**Selemba Way, Greylees Sleaford**

Beautifully presented detached family home offering spacious, modern living with a stunning kitchen diner, utility room, generous lounge, ensuite to the principal bedroom, garage, driveway and a large enclosed rear garden. Situated in a popular residential location, perfect for family life.



**Entrance Hall**

Having stairs rising to the first floor.

**Lounge**

Featuring a fireplace with electric fire, radiator and windows to the side and front.

**Kitchen Diner**

Fitted with a range of wall and base units with work surfacing over, one and a half bowl stainless steel sink, oven, space for fridge freezer, plumbing for dishwasher, laminate flooring, boiler, windows to the side and rear and French doors leading to the garden.

**Utility**

Having wall and base units with work surfacing over, plumbing for washing machine, radiator, laminate flooring and door to the side.

**Cloakroom**

Fitted with a wash hand basin, WC and laminate flooring.

**First Floor Landing**

Having a storage cupboard, access to the loft, radiator and window to the rear.

**Bedroom One**

There are fitted wardrobes, radiator and window to the side.

**Ensuite**

Fitted with a walk-in shower cubicle, wash hand basin, WC, cupboard and window to the side.

**Bedroom Two**

Having a storage cupboard, radiator and window to the side,

**Bedroom Three**

There is a radiator and window to the front.

**Bathroom**

Fitted with a suite comprising of a bath, wash hand basin, WC, heated towel rail, vinyl flooring and window to the rear.

**Outside Front**

To the front of the property there is a driveway providing parking for two vehicles lawn and gated side access to the garden.

**Garage**

Having up and over door, power and lighting.

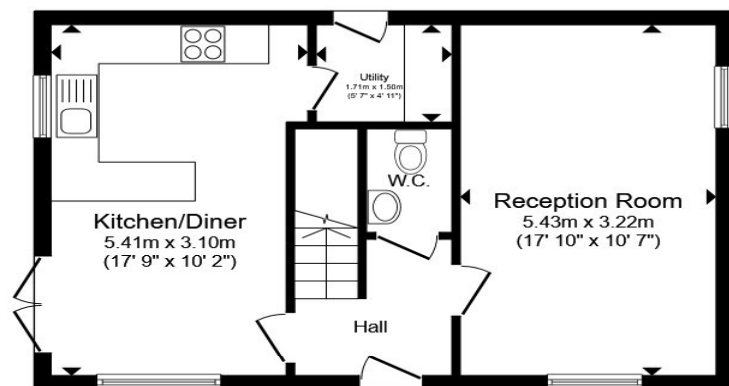
**Rear Garden**

The enclosed rear garden has a patio and outside tap.

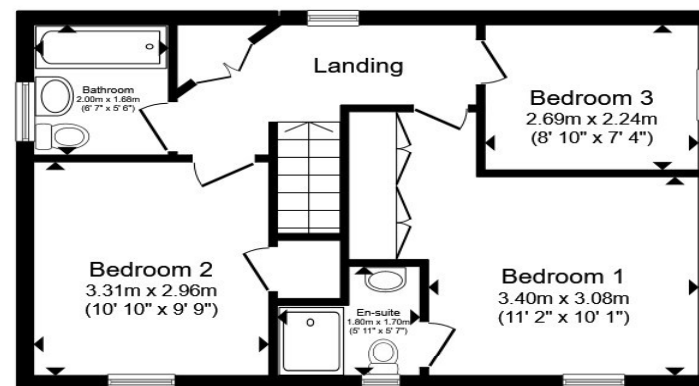


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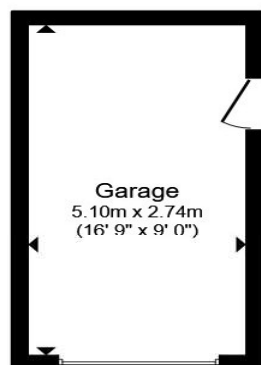




**Ground Floor**



**First Floor**



**Garage**

Total floor area 104.6 m<sup>2</sup> (1,126 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **Selemba Way, Greylees Sleaford**

- Detached home in sought after location
- Driveway and detached garage
- Ensuite to master
- Open views to rear
- Generous sized garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £270,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH113363 - 0003

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