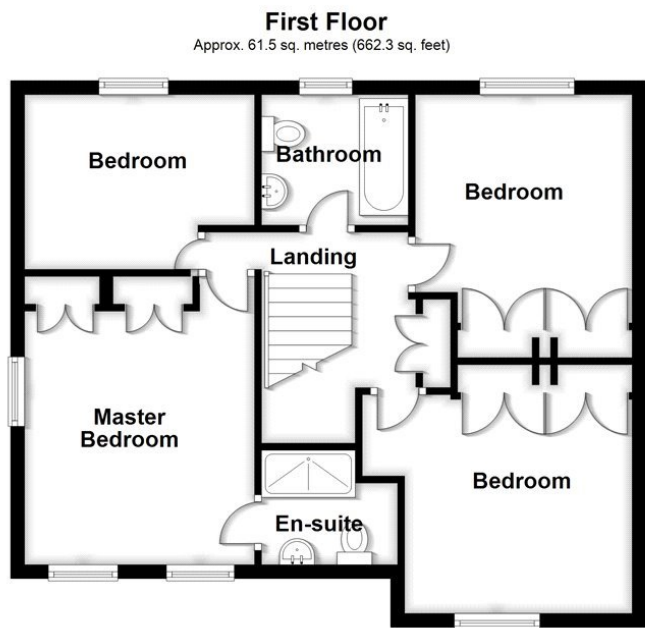
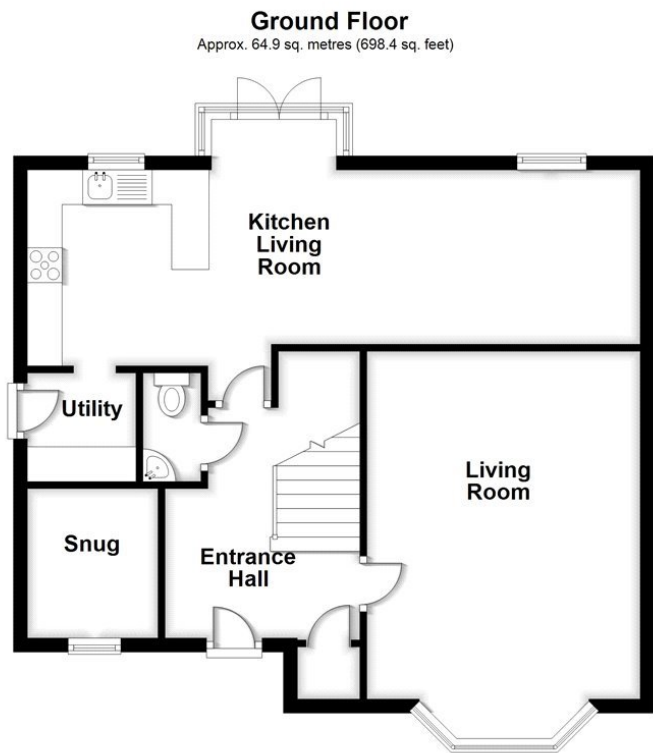


EPC to follow



Total area: approx. 126.4 sq. metres (1360.8 sq. feet)



## 7 Selemba Way, Greylees, Sleaford, Lincolnshire, NG34 8GX

£325,000 Freehold

Offering NO CHAIN this spacious 4 double bedroom detached family home boasts an open view to the front aspect.

The accommodation comprises open plan living kitchen with a box bay window with French doors to rear aspect offering access to the garden, lounge and snug, to the 1st floor are 4 double bedrooms with En-Suite to master and a family bathroom.

Winkworth Sleaford | 01529 303377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)

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See things differently.

Spacious 4 bedroom detached family home | NO CHAIN | Well Presented Throughout | Boasts an open view to the front aspect | Open plan living | Off-street parking

**Winkworth**

See things differently.

## ACCOMMODATION

**Reception Hallway** - Approached by a composite door in glazed transom fitment the reception hall way offers access to principal ground floor rooms, has ceramic tiled flooring, cloak cupboard, radiator.

**Downstairs Cloakroom** - Fitted with a 2 piece suite comprising close coupled WC, Corner pedestal hand wash basin, radiator extractor fan, ceramic tiled flooring.

**Living Kitchen** - 28'11" x 9'3" (8.81m x 2.82m) Having 2 UPVC windows to the rear aspect, a central UPVC box bay window to rear aspect with french doors giving access to garden, the kitchen is fitted with a modern range of wood effect units with bevel edged work surfacing over, one and a half bowl stainless steel sink, 5 ring gas hob with extractor over, double electric oven built in fridge/freezer and dishwasher, ceramic tiled flooring, radiator, television point.

**Utility Room** - 5'3" x 5'4" (1.6m x 1.63m) Part glazed composite door to side aspect, base unit with bevel edged work surfacing over, space for washing machine.

**Living Room** - 16'5" x 12'11" (5m x 3.94m) UPVC bay window to front aspect, television point, radiator.

**Snug** - 7' x 6'1" (2.13m x 1.85m) UPVC window to front aspect, radiator, television point.

**1st Floor Landing** - Staircase rises from Reception Hallway to 1st floor landing having double airing cupboard housing hot water cylinder and shelving, radiator loft access.

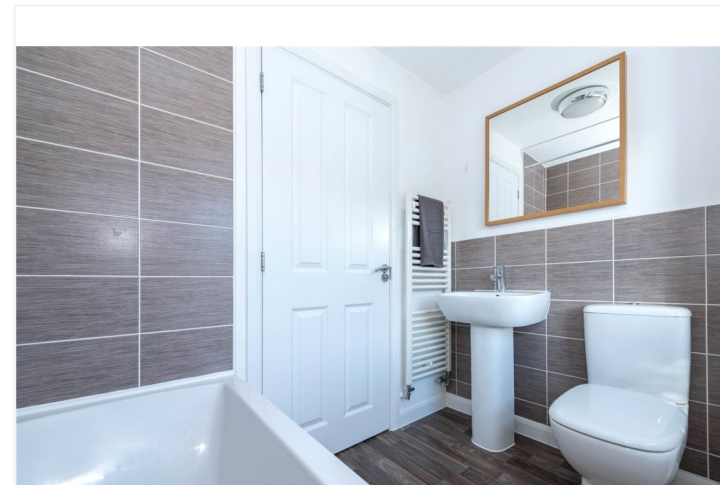
**Master Bedroom** - 16' x 12'6" (4.88m x 3.8m) UPVC window to front and side aspects, a bank of 4 built in wardrobes, television point, radiator.

**En-Suite** - Fitted with a 3 piece suite comprising ceramic tiled double shower cubicle with mains fed shower over, close coupled WC, pedestal hand wash basin, heated towel radiator, extractor fan, wood effect flooring.

**Bedroom 2** - 11'6" x 10'6" (3.5m x 3.2m) UPVC window to front aspect, 4 built in wardrobes, over stairs storage cupboard, radiator.

**Bedroom 3** - 10'3" x 9'2" (3.12m x 2.8m) UPVC window to rear aspect, bank of fitted wardrobes, radiator.

**Bedroom 4** - 10'2" x 9'7" (3.1m x 2.92m) UPVC window to rear aspect, radiator.



**Outside** - The property affords front views over public open space, the front garden is laid to lawn and an established shrub bed with paved path.

The rear garden is principally laid to lawn with a side shrub border and is enclosed by fencing to all aspects with gated side access.

To the side is a tarmac driveway with slate chipped side area, Garage 17'1" x 8'8" having up and over door to the front aspect, light power and loft storage.