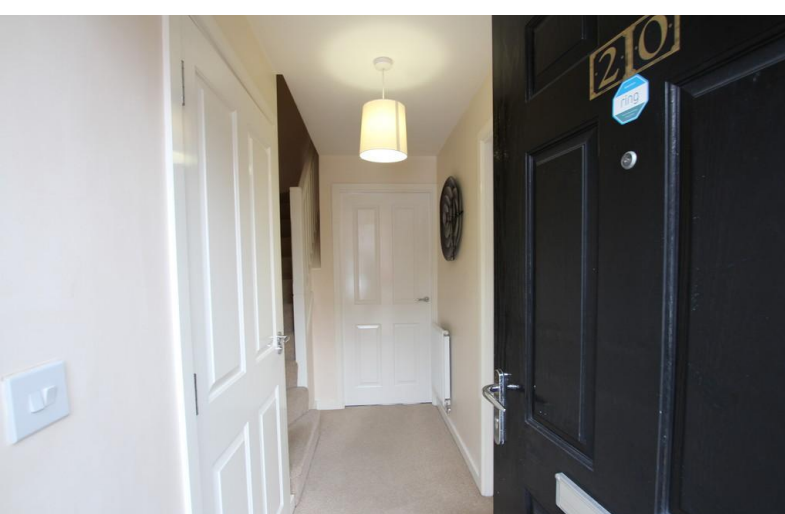


**SOLD STC**



## **Montrose Grove**

**2 Bedrooms, 0 Bathroom, Semi-Detached House**

**Asking Price Of £170,000**



- 2 Double Bedrooms
- Popular Location
- Modern
- No Chain
- Perfect for Investors or First Time Buyers
- 
- 

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-100)                                    | <b>A</b> |         | 94        |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> | 79      |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |

**DISCRPTION** A modern end-link town house located on the sought-after development of The Greylees just outside of Sleaford. The property offers a lounge/diner, fitted kitchen with appliances and cloakroom. To the first floor, there are two double bedrooms (both with fitted wardrobes) & bathroom with shower. There is gas central heating & double-glazing throughout the property, off-road parking for two vehicles at the front & an enclosed garden to the rear.

**ENTRANCE HALL** Entrance through black UPVC door giving access to the cloakroom, kitchen, lounge and stairs to the first floor.

**CLOAKROOM** 5' 0" x 1' 8" (1.529m x 0.53m) White toilet and sink. Walls are half tiled. Gas central heating radiator. Double glazed window.

**KITCHEN** 6' 7" x 9' 9" (2.019m x 2.990m) Wall and base fitted units, integrated appliance, space for washing machine. Double glazed window.

**LOUNGE/DINER** 14' 3" x 13' 7" (4.362m x 4.151m) Painted walls and carpeted floor. UPVC patio doors to garden. Gas central heating radiator. Under stairs cupboard

**STAIRS & LANDING** Access to the two double bedrooms and bathroom. Painted walls and carpeted flooring.



**BEDROOM 13' 6" x 9' 2" (4.137m x 2.819m)** Double bedroom, painted walls and carpeted flooring. Gas central heating radiator. Two UPVC windows. Fitted wardrobe.

All Measurements are Approximate.

**BATHROOM 6' 10" x 5' 6" (2.102m x 1.692m)** White toilet, sink and bath with shower above and glass screen. full tiled walls and floor. Electric extractor fan.

**BEDROOM 2 9' 9" x 5' 6" (2.972m x 1.692m)** Painted walls and carpeted floor. Two Double glazed windows. Gas central heating radiator. Built-in wardrobes

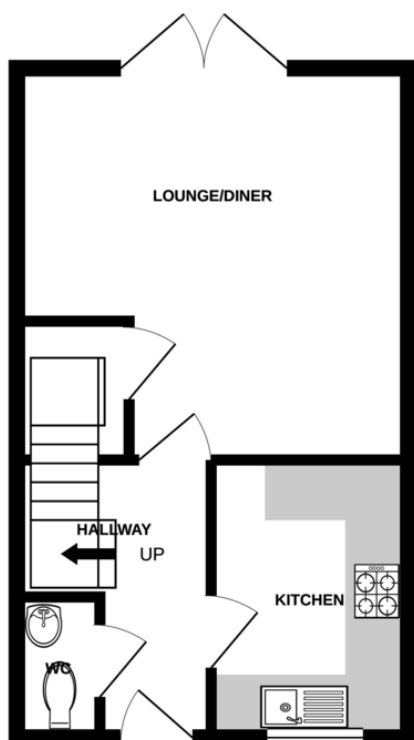
**Accuracy:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error.

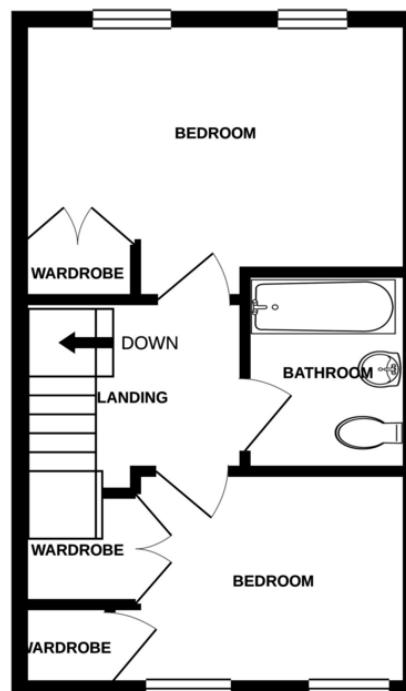
**Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.



GROUND FLOOR



1ST FLOOR



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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