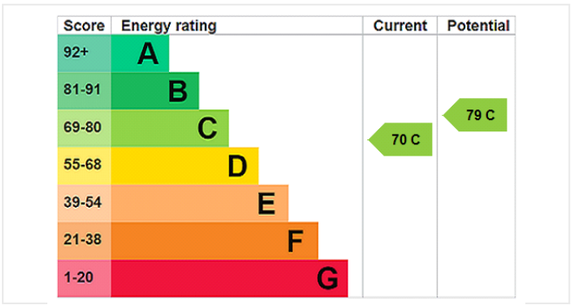
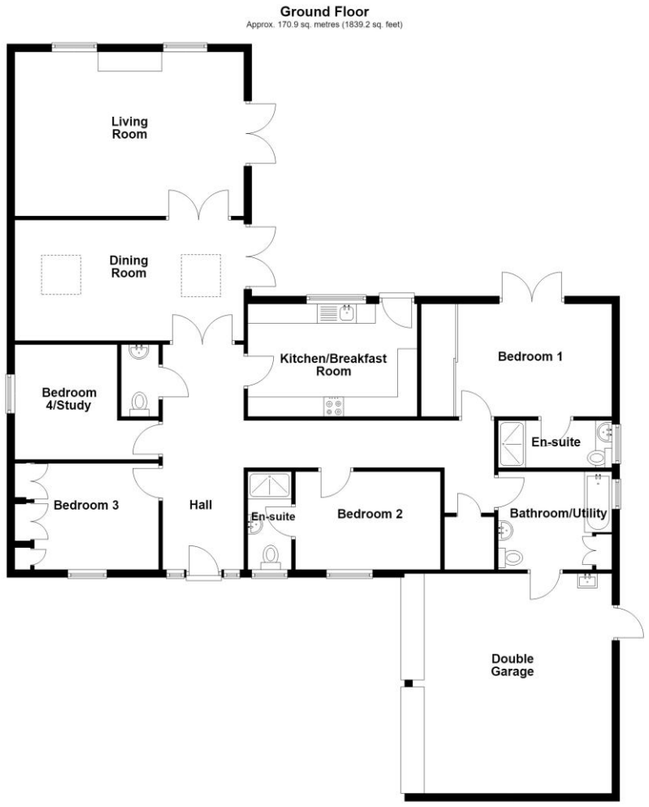




Total area: approx. 170.9 sq. metres (1839.2 sq. feet)







2 Balmoral Drive, Greylees, Sleaford, Lincolnshire, NG34 8GA

£525,000 Freehold

NO ONWARD CHAIN Occupying one of the most desirable positions on the ever-popular Greylees development, this exceptional detached bungalow is one of only three bungalows built on the entire estate. The bungalow is situated on the outside edge of the development fronting the Sleaford Golf Club. Offering spacious and beautifully presented accommodation, the property combines spacious, versatile living with a stunning landscaped garden, double garage, extensive driveway parking and the added benefit of high-quality Alu Clad triple glazed windows and doors with passive certification installed throughout.

One Of Only Three Bungalows On Greylees | Approx. 1,800 Sq Ft Of Accommodation | Four Bedrooms | Two En-Suite Shower Rooms | Spacious Dual Aspect Lounge | Separate Dining Room | Modern Breakfast Kitchen | Utility Room | High Quality Triple Glazed Windows Throughout | Beautifully Landscaped Rear Garden | Detached Double Garage | Extensive Driveway Parking







The property is approached via an impressive driveway, surrounded by mature trees and established planting, creating an attractive and private setting. A spacious entrance hall provides a welcoming first impression and gives access to the well laid out accommodation.

At the heart of the home is a superb breakfast kitchen, fitted with a comprehensive range of quality units, generous Quartz worktop space and integrated appliances.

The generous dining room provides an ideal space for entertaining and flows effortlessly into the impressive dual-aspect lounge with French doors opening onto the patio. Flooded with natural light, the lounge enjoys an attractive feature gas coal effect fireplace together with French doors opening directly onto the rear patio, creating the perfect space for both relaxing and entertaining.

The master bedroom enjoys fitted wardrobes, French doors opening onto the rear garden and a modern en-suite shower room. A second double bedroom also benefits from its own en-suite, making it ideal for guests, while the remaining bedrooms are served by a stylish family bathroom. The fourth bedroom is currently utilised as a home office, offering excellent flexibility for those working from home.

Outside is where this home truly excels. The beautifully landscaped rear garden has been thoughtfully designed with an extensive paved entertaining terrace, immaculate lawn, attractive raised borders and mature planting, creating a private and peaceful setting that can be enjoyed throughout the year. To the front, the generous driveway provides parking for numerous vehicles and leads to the detached double garage.









Situated within one of Greylees' most sought-after locations, this is a genuinely rare opportunity to acquire one of only three bungalows on the development. Combined with its generous accommodation, quality presentation and premium upgrades including triple glazed windows throughout, this is a home that rarely comes to the market and one that simply must be viewed to be fully appreciated.

ACCOMMODATION

Entrance Hall

Living Room - 19'3" x 13'10" (5.87m x 4.22m)

Dining Room - 19'3" x 10'2" (5.87m x 3.1m)

Kitchen/Breakfast Room - 14' x 9'6" (4.27m x 2.9m)

Bedroom One - 12'11" x 9'6" (3.94m x 2.9m)

En-Suite Shower Room

Bedroom Two - 12'2" x 8'3" (3.7m x 2.51m)

En-Suite Shower Room

Bedroom Three - 12'1" x 8'3" (3.68m x 2.51m)

Bedroom Four - 9'8" x 8'7" (2.95m x 2.62m)

WC

Family Bathroom/Utility - 9'6" x 8'3" (2.9m x 2.51m)

Double Garage - 18'6" x 16'9" (5.64m x 5.1m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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