



16 Murrayfield Avenue
Greylees, Sleaford, Lincolnshire, NG34 8GP

£430,000

4 Bedroom Detached House

- Freehold
- Exceptional end of cul-de-sac position adjoining woodland
- Extensive rear and side gardens offering excellent privacy
- Four double bedrooms and three bathrooms
- Principal suite with dressing area and en suite shower room
- Spacious lounge, dining room and separate study
- Superb open-plan family dining kitchen with utility room
- Detached double garage and extensive driveway parking
- Immaculately presented throughout and ideal for family living
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 16 Murrayfield Avenue, Greylees, Sleaford, Lincolnshire, NG34 8GP](#)



Overview

Occupying one of the most desirable plots on the development, this impressive detached family home enjoys a secluded position at the end of a small cul-de-sac, with mature woodland adjoining the boundaries and extensive gardens creating a wonderful sense of privacy. Offering spacious and immaculately presented accommodation throughout, the property is ideally suited to modern family living and benefits from an enviable setting rarely available within a residential development.

The accommodation is both generous and versatile, extending to include a welcoming reception hall, cloakroom, spacious lounge with French doors opening onto the gardens, separate dining room, study and a superb open-plan family dining kitchen forming the heart of the home. A separate utility room provides additional practicality.



To the first floor is an impressive principal bedroom suite with dressing area and en suite shower room, together with three further double bedrooms, a second en suite shower room and a well-appointed family bathroom.

Externally, the property truly comes into its own. The extensive rear and side gardens are a particular feature, being significantly larger than many neighbouring properties and enjoying a delightful backdrop of mature woodland and open green space. The gardens are predominantly laid to lawn, providing an ideal environment for children, entertaining and outdoor enjoyment. A substantial driveway adjacent to the house provides parking for numerous vehicles and leads to the detached double garage.

A rare opportunity to acquire a substantial family home occupying a premium plot with exceptional outdoor space, privacy and a highly sought-after cul-de-sac location.

AGENTS NOTE The property is approached by an initial shared driveway. There is a maintenance charge payable to Encore Management currently approx £320 pa.

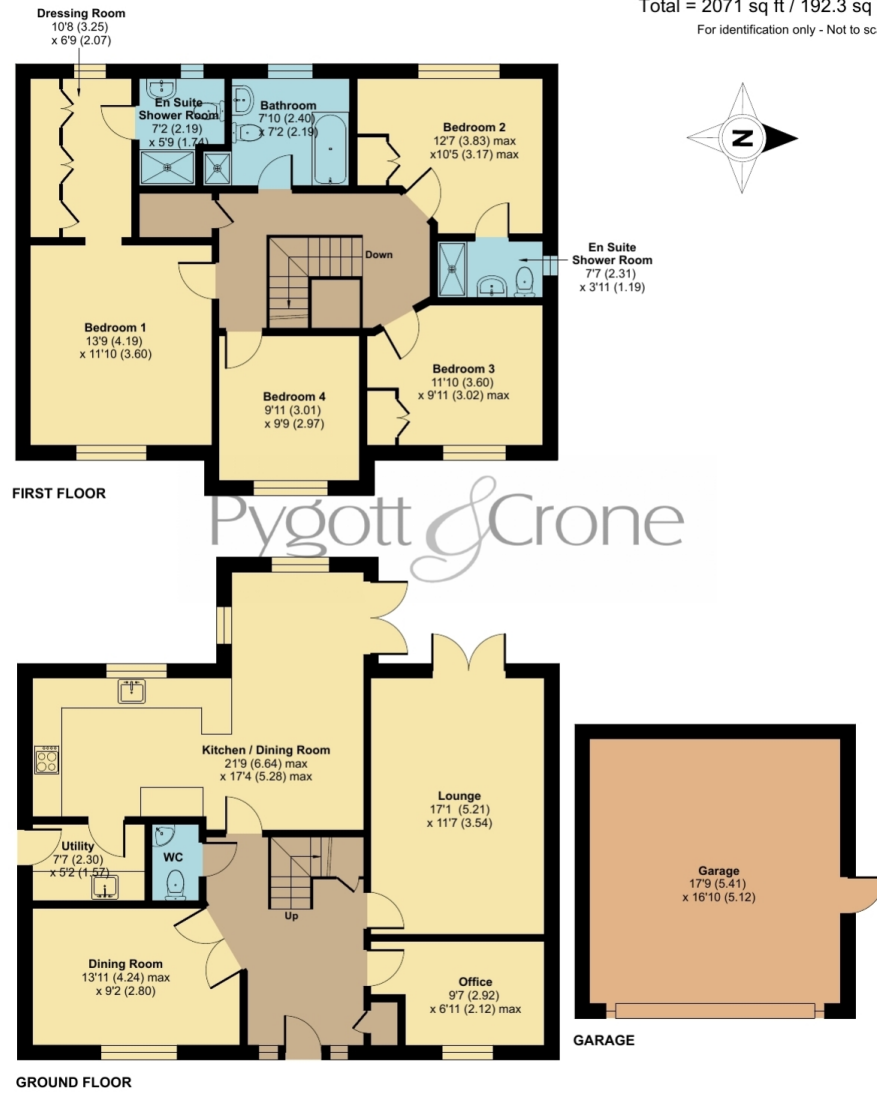




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Approximate Area = 1773 sq ft / 164.7 sq m
 Garage = 298 sq ft / 27.6 sq m
 Total = 2071 sq ft / 192.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1484571



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