

***AIDAN ROAD,  
QUARRINGTON, NG34 9PF***



***£315,000***

***Located in the sought after area of Quarrington and with the advantage of No Chain, an extended and improved Four Bedroom Detached House now providing good sized family accommodation. The house is Double Glazed and has Gas Central Heating to the full accommodation including Entrance Porch, Hall, Ground Floor Bathroom with Spa Bath, Lounge, Dining Room, 26' x 11'9 Family Room, Kitchen with some built-in appliances, Utility Room, Four Good Sized Bedrooms all with built-in wardrobes, Re-Fitted En-Suite to the master bedroom and Family Shower Room. There is Ample Parking to the front of the property and the enclosed rear gardens have two patio areas. To appreciate the size of accommodation available and its sought after location, viewing is highly recommended.***

**Location:**

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

**Directions:**

From our offices follow the one way system past the Market Place turning right into Carre Street and bearing right again towards Handley Monument. Filter left and after the level crossings turn right and filter left into London Road. proceed out of the town and turn right towards Quarrington into Northfield Road. Turn right again into Northumbria Road and continue to the 'T' junction. Turn right and the property is located on the right hand side as indicated by our 'For Sale' board.

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Double glazed door provides access to the Porch with further door to the hall having radiator and dado rail.

**Lounge:** 5.71m (18'9") max x 3.40m (11'2") narrowing to 3.17m (10'5")  
Having bay window, gas living flame effect gas fire with surround, two radiators., ceiling downlighters and coved ceiling.

**Bathroom**

Having vanity hand washbasin with built-in cupboard and mixer tap, low level w.c, storage cupboard, Spa bath with mixer tap and shower attachment, white towel radiator, tiled splashbacks, and tiled floor.

**Kitchen:** 3.91m (12'10") x 3.23m (10'7") max

Having wall and base units, worktop, tiled splashbacks, 1½ bowl single drainer inset sink with monobloc tap, space for Range, cooker hood, integral fridge freezer, chrome towel radiator and ceiling downlighters. The kitchen is open plan to the Family Room.

**Family Room:** 7.92m (26'0") x 3.58m (11'9")

Having French doors to garden, rear entrance door, two radiators, three wall light points and loft access. French doors provide access to the Dining Room:

**Dining Room:** 3.33m (10'11") x 2.69m (8'10")

Having radiator.

**Utility Room:** 2.03m (6'8") x 1.65m (5'5")

Having wall and base units, worktop, radiator, plumbing for automatic washing machine and tiled splashbacks,.

Stairs from the hall provide access to the First Floor Landing having loft access, built-in cupboard and radiator.

**Bedroom 1:** 3.73m (12'3") narrowing to 3.40m (11'2") x 3.73m (12'3")  
Having three built-in double wardrobes, radiator and coved ceiling.



**Lounge**



**Ground Floor Bathroom**



**Kitchen**



**Further Aspect**



**Family Room**



**En-Suite:**

Being fully tiled and having low level w.c, bidet, hand washbasin with mixer tap, separate double shower cubicle and chrome towel radiator.

**Bedroom 2: 3.12m (10'3") x 2.87m (9'5")**

Having built-in double wardrobe, radiator and coved ceiling.

**Bedroom 3: 3.53m (11'7") x 3.63m (11'11")**

extending to 2.92m (9'7")

Having radiator and built-in double wardrobe.

**Bedroom 4: 2.41m (7'11") x 2.13m (7'0")**

Having radiator and built-in double wardrobe.

**Shower Room:**

Being fully tiled and having separate shower cubicle with mains fed shower, hand washbasin with mixer tap, low level w.c, chrome towel radiator and tiled floor.

**Outside:**

The front gardens are mainly paved to provide more than **Ample Parking** and approach the former garage that now forms a storage area **2.49m (8'2") x 1.83m (6'0")** having up and over door. The rear gardens are **South Facing** and have two patios, lawn and a cold water tap is fitted.



**Further Family Room Aspect**



**Dining Room**



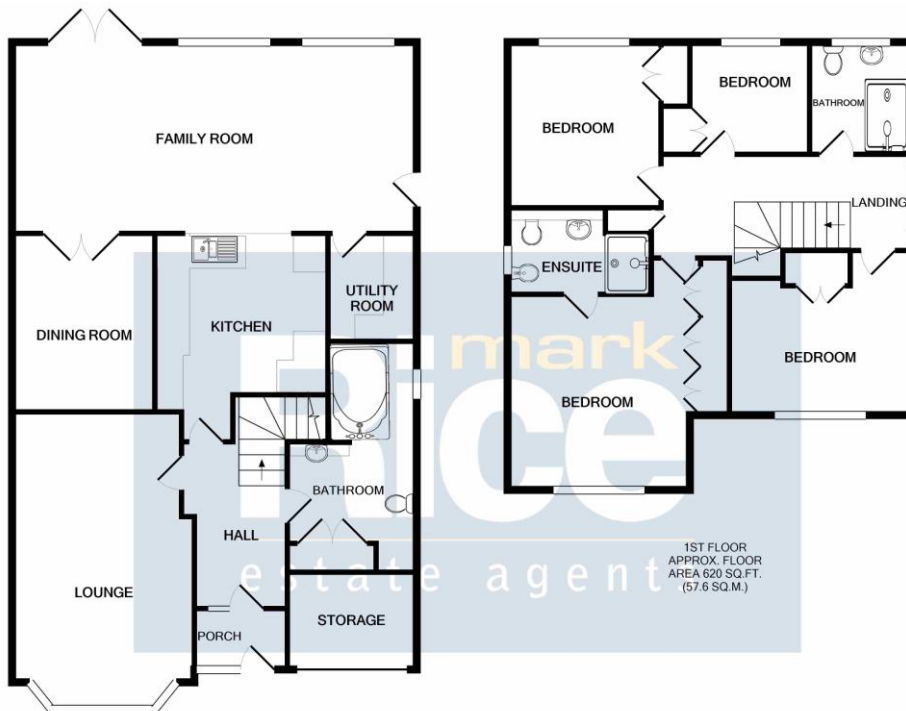
**Utility Room**



**Bedroom 1**



**En-Suite**



GROUND FLOOR  
APPROX. FLOOR  
AREA 978 SQ.FT.  
(90.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 620 SQ.FT.  
(57.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1598 SQ.FT. (148.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Shower Room**



**Rear Garden**



**Further Aspect**

**Agents Note:**

*These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:**

*Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:**

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 16/10/2020*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488  
A virtual tour is available to view online at [www.markrice.co.uk](http://www.markrice.co.uk)**