

***MANOR ROAD,
QUARRINGTON, NG34 8UJ***



£285,000

Located within the highly desirable Quarrington area and with the benefit of being offered with No Onward Chain is this Well Presented Three Bedroom Detached Bungalow with Private and Enclosed Gardens, Brick Built Conservatory, 23'5" Lounge Diner and Detached Garage. The property has been well maintained by its current owners including a modern Kitchen Suite and Refitted Wet Room designed for easy access and further benefits from Gas Central Heating and Double Glazing throughout. The full accommodation comprises Entrance Hall with storage cupboard, Three Well Proportioned Bedrooms, Wet Room, Kitchen, Lounge Diner and Conservatory. Early viewing of this property is highly recommended to fully appreciate what it has to offer.

Location:

Quarrington is a village on the outskirts of Sleaford which is an expanding Market Town with amenities to cater for most day to day needs and facilities including schools, swimming pool and leisure centre, 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 head South and turn right on to West Gate and continue along this road into Castle Causeway. Continue over the level crossing into King Edward Street and at the 'T' junction, turn right onto Grantham Road. Take the 5th turning on the left into Northfield Road and continue into Town Road. Take the first turning on the left into Manor Road where the property is located on the left hand side.

Part glazed double glazed door provides access to the **Entrance Hall** having airing cupboard housing the boiler, further storage cupboard, coved ceiling, radiator and smoke alarm.

Lounge Diner: 7.14m (23'5") x 3.58m (11'9") narrowing to 2.36m (7'9")
Having bow window, Gas fire with surround, coved ceiling and radiator.

Dining Area:

Having coved ceiling, radiator and French doors to the Conservatory.

Conservatory: 3.71m (12'2") x 1.55m (5'1")

Having radiator, door to kitchen and external door to the rear garden.

Kitchen: 3.25m (10'8") x 2.95m (9'8") max

Having a range of matching wall and base units with worktop over, single stainless steel inset sink with monobloc tap, space for electric cooker, space and plumbing for washing machine, cooker hood, tiled splashbacks, space for under counter fridge and freezer, coved ceiling and radiator.

Wet Room:

Being fully tiled and having low level w.c, floating hand washbasin with mixer taps, electric shower and radiator.

Bedroom 1: 3.58m (11'9") x 3.07m (10'1")

Having coved ceiling and radiator.

Bedroom 2: 2.77m (9'1") x 3.07m (10'1")

Having coved ceiling and radiator.

Bedroom 3: 2.34m (7'8") x 2.34m (7'8")

Having coved ceiling and radiator.

Outside:

A drive provides off road parking for several cars and approaches the **Detached Garage 2.59m (8'6") x 5.36m (17'7")** having electric up and over door, lights, power points, and access to the **Workshop 2.59m (8'6") x 1.68m (5'6")** having power and side door to rear garden.



Lounge Diner



Further Aspect



Dining Area

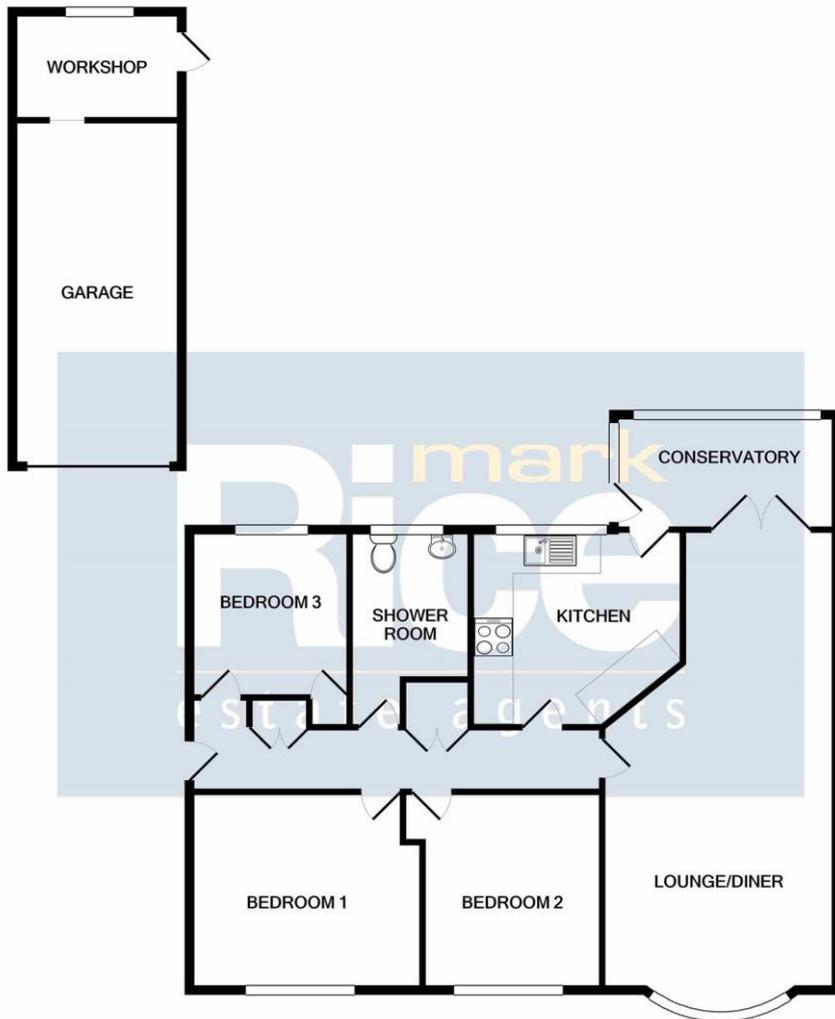


Conservatory



Kitchen

The remainder of the front gardens are laid to lawn with feature decorative planters. A gate provides access to the rear garden which is mainly laid to lawn with well stocked borders, vegetable patch, patio area, further side gravelled area and greenhouse. The gardens are enclosed by timber fencing and a cold-water tap is fitted.



TOTAL APPROX. FLOOR AREA 1032 SQ.FT. (95.9 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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Wet Room



Bedroom 1



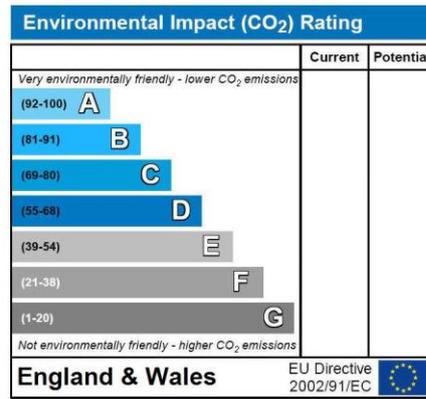
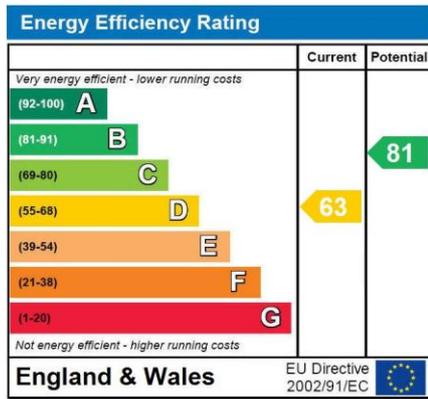
Bedroom 2



Bedroom 3



Rear Garden



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 30/10/21

Viewing Strictly by Appointment With Mark Rice Estate Agents
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