

***TOWN ROAD,
QUARRINGTON, NG34 8RS***



£360,000

Located on the fringe of Quarrington and in a non-estate position, a Three Bedroom Detached Bungalow with an 'In and Out Drive, Ample Parking, Double Garage and located within Extensive Gardens. The property is in a superb location on the edge of the village, yet still convenient for the town. The large gardens could provide further scope for extension (STC) and the full accommodation comprises Reception Hall, Lounge, Three Bedrooms, Bathroom with separate shower, Kitchen with Conservatory off forming an 18'7 Kitchen area, 25'7 x 22'1 Double Garage with electric doors and Utility Room. The drive has metal gates to each entrance providing access to the block paved parking. The property is Double Glazed and benefits from Gas Central Heating and early viewing is highly recommended.

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 follow the one way system past the Market Place turning right into Carre Street and right again towards the Handley Monument. Filter left and after the level crossings turn right and bear left into London Road. Continue out of Sleaford and turn right into Town Road and the bungalow is located on the left hand side.

Double glazed entrance door provides access to the **Reception Hall** having loft access, airing cupboard and further storage cupboard.

Lounge: 5.38m (17'8") x 3.53m (11'7") narrowing to 3.07m (10'1")
Having two bow windows, wood burning stove, two radiators and coved ceiling.

Kitchen: 3.12m (10'3") x 2.92m (9'7")
(Being open plan to the Conservatory 3.35m (11'0") x 2.74m (9'0"))
Having range of wall and base units, two double glazed entrance doors, worktop forming breakfast bar, single bowl single drainer inset sink with monobloc tap, inset gas hob, built-in oven, cooker hood, tiled splashbacks and radiator.

Bedroom 1: 3.43m (11'3") x 3.17m (10'5")
Having radiator, built-in double wardrobe with sliding doors and coved ceiling.

Bedroom 2: 3.25m (10'8") x 2.67m (8'9")
Having built in double wardrobe with sliding doors and radiator.

Bedroom 3: 2.62m (8'7") x 2.06m (6'9")
Having built-in double wardrobe with sliding doors and radiator.

Bathroom:

Having vanity hand washbasin with mixer tap, low level w.c, walk-in wet room style separate shower, tiled splashbacks, shaver point and radiator.

Attached Double Garage: 7.80m (25'7") x 6.73m (22'1")
Having twin electric doors, two windows, rear entrance door, access to the boarded loft and light and power points.

Accessed from the outside is the:

Utility Room: 1.73m (5'8") x 1.68m (5'6")
Having plumbing for automatic washing machine and gas boiler.



Lounge



Kitchen



Conservatory



Bedroom 1



Bedroom 2

Outside:

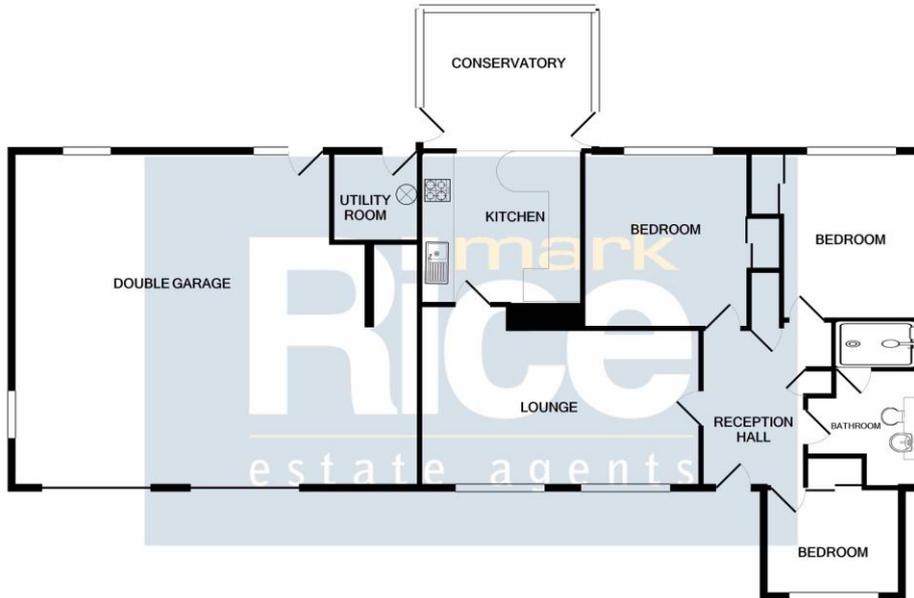
To the front of the property there is a large dry stone wall boundary with two wrought iron double opening vehicular gates to provide access to the Ample Block Paved Drive which has an 'in and out' feature. The **Extensive Gardens** to the side of the property are laid mostly to lawn and a hand gate and fence provide access to a further extensive lawn area to the rear. There are borders and adjacent to the rear of the property is a block paved and concrete patio area.



Bedroom 3



Bathroom



TOTAL APPROX. FLOOR AREA 1362 SQ.FT. (126.5 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.
Made with Metropix ©2022



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 12/01/2022

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**