

***GLEBE CLOSE,
QUARRINGTON, NG34 8US***



New Price £308,000

A Three Bedroom Detached Bungalow situated on a corner plot in a cul-de-sac setting and being well presented throughout. The bungalow benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Conservatory, Dining Kitchen, Three Good Sized Bedrooms, Bathroom and Separate W.C. A drive provides Off Road Parking and approaches the Attached Garage, and the rear garden is particularly private and not overlooked. To appreciate the spacious accommodation available and its peaceful setting, viewing of this property 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 office, follow the one way system past the Market Place, turning right into Carre Street and bearing right into Boston Road. Filter left and after the level crossing, turn right and filter immediately left into London Road. Take the sixth turning on the right into Town Road and take the second turning on the right into Manor Road. Take the second turning on the left into Glebe Close where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having a smoke alarm, airing cupboard, store cupboard and radiator.

Lounge: 6.02m (19'9") x 3.56m (11'8")

Having bow window, coved ceiling, radiator and triple glazed French doors leading to the Conservatory.

Conservatory: 3.17m (10'5") x 2.90m (9'6")

Having sliding patio doors to the rear garden.

Kitchen: 4.37m (14'4") x 2.97m (9'9")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, eye level electric oven, inset four ring gas hob with matching unit cooker hood over, glass splashbacks and upstands to match the worktop, space and plumbing for washing machine, space for fridge freezer, space for under counter fridge, coved ceiling, radiator and stable style rear entrance door.

Bedroom 1: 4.17m (13'8") x 3.66m (12'0") max

Having built-in double & triple wardrobes and radiator.

Bedroom 2 2.97m (9'9") x 2.74m (9'0")

Having radiator.

Bedroom 3: 2.97m (9'9") x 2.26m (7'5")

Having radiator.

Separate W.C.

Having close coupled w.c, pedestal hand washbasin with pillar tap and tiled splashbacks.

Bathroom:

Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, corner bath with mixer tap and electric shower over, shower screen, shaver point, extractor fan and radiator

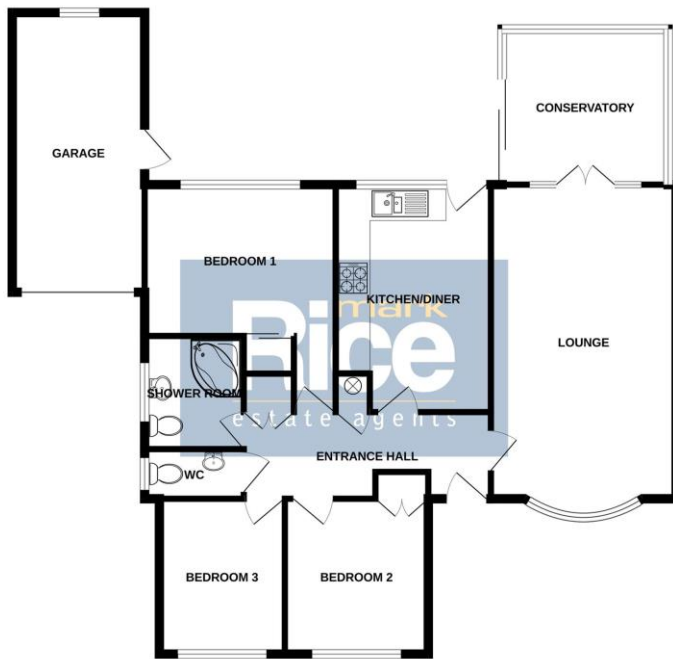
**Lounge****Further Aspect****Conservatory****Kitchen****Bedroom 1**

Outside:

A concrete drive provides **Off Road Parking** for three vehicles and approaches the **Attached Garage 5.28m (17'4") x 2.51m (8'3")** having manual up and over door, power points, lighting and personal door to the rear garden. The remainder of the front garden is laid mostly to gravel for ease of maintenance. The **Rear Garden** is fully enclosed and laid predominantly to lawn with a good size patio area, further side gravelled area for ease of maintenance, well stocked borders to the rear, raised bedding areas and greenhouse, all enclosed by timber fencing. A cold water tap is fitted.

Council Tax Band C.

GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq ft. (100.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other details 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



Bathroom



Rear Garden



Further Front Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's 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 04/06/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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