

**DRAFT**

***PRIORY WAY,  
QUARRINGTON, NG34 7XD***



***£315,000***

***Located in the sought after area of Quarrington which has good road access both in and out of Sleaford, a much improved Four Bedroom Detached House with 26'7 Dining Kitchen, more than Ample Parking and an enclosed and particularly private Rear Garden. The full accommodation comprises Entrance Hall, Lounge, Re-Fitted Dining Kitchen, Utility Room, Cloakroom, Four Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. The property further benefits from Gas Central Heating and Double Glazing and the drive to the front approaches the shorter former garage which is used for storage. The property is very well presented throughout, hence early viewing is 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 railway crossing turn right into Grantham Road. Take the last turning on the left hand side into Northfield Road and turn left into Spire View. Turn right into Priory Way where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door with matching side screens provides access to the Hall having radiator.

**Cloakroom:**

Having low level w.c, hand washbasin and radiator.

**Lounge: 4.75m (15'7") x 3.25m (10'8")**

Having double radiator, laminate floor and double opening doors providing access to the:

**Dining Kitchen: 8.10m (26'7") x 3.68m (12'1")**

narrowing to 2.82m (9'3")

Having a range of wall and base units with fitted worktop over forming breakfast bar, two built-under ovens, large electric hob, cooker hood, tiled splashbacks, French doors to garden, double glazed rear entrance door, double doors to lounge, Kickspace heater, space for fridge freezer, enamel 1½ bowl single drainer inset sink with monobloc tap and ceiling downlighters.

**Utility Room: 2.54m (8'4") x 2.13m (7'0")**

Having worktop, wall and base units, tiled splashbacks, 1½ bowl single drainer sink with mixer tap, wall mounted boiler, plumbing for washing machine and extractor fan.

Stairs from the hall provide access to the **First Floor Landing** having radiator, loft access and airing cupboard.

**Bedroom 1: 3.78m (12'5") x 3.30m (10'10")**

Having built-in wardrobe with mirror sliding doors and radiator.

**En-Suite:**

Having separate shower cubicle with mains fed unit, vanity hand washbasin, low level w.c, shaver point, tiled splashbacks and radiator.

**Bedroom 2: 3.84m (12'7") x 3.61m (11'10")**

Having radiator and built-in double wardrobe with sliding doors.

**Bedroom 3: 3.35m (11'0") x 2.84m (9'4")**

Having radiator.



**Lounge**



**Further Aspect**



**Dining Kitchen**



**Further Aspect**



**Further Aspect**

**Bedroom 4: 2.74m (9'0") x 2.67m (8'9")**

Having radiator and built-in double wardrobe with sliding doors.

**Bathroom:**

Having 'P' shaped shower bath with mixer tap and shower attachment with mains fed shower over, pedestal hand washbasin, low level w.c, tiled splashbacks and chrome towel radiator.

**Outside:**

The front garden is laid to lawn with a large block paved drive and a further gravelled area adjacent which forms a further **Parking** area. An up and over door provides access to the **short garage space 2.77m (9'1") x 2.54m (8'4")**. A gate provides access to the **Rear Garden** which is laid to lawn with decking area adjacent to the house, borders, a Shed and a cold water tap is fitted.

Council Tax Band D.



**Bedroom 1**



**En-Suite**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 12/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		67	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Bathroom**



**Rear Garden**



**Rear Garden**

*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 05/02/25*

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