

***NORTHUMBRIA ROAD,
QUARRINGTON, NG34 8UT***



£300,000

With the advantage of No Chain, a well presented Three Bedroom Detached Bungalow located within this popular residential area and having good sized Corner Plot Gardens together with a Garage with electric door. The property is located in this popular village and the full accommodation comprises Reception Hall, Lounge, Dining Kitchen, Dining Room, Utility Room, Cloakroom, Three Bedrooms with En-Suite to the master bedroom and Bathroom. The bungalow has low maintenance gardens to the front and side and the rear garden is particularly private and provides access to the Garage and Drive. The property further benefits from Gas Central Heating and Double Glazing and early viewing is advised.

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 bear right towards the Handley Monument. Filter left and after the level crossing turn right and bear immediately left into London Road. Take the last turning on the right hand side into Town Road where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door with side screen provides access to the Reception Hall having radiator, loft access with ladder and airing cupboard.

Lounge: 4.44m (14'7") extending to 4.95m (16'3") x 3.40m (11'2") (into bay window)

Having two radiators and living flame effect gas fire with surround.

Dining Kitchen: 3.58m (11'9") x 2.36m (7'9")

Having a range of wall and base units with worktop over, built-in fridge freezer, 1½ bowl single drainer inset sink with monobloc tap, cooker, cooker hood and tiled splashbacks.

Utility Room: 2.62m (8'7") x 2.44m (8'0")

Being 'L' shaped and having a double glazed rear entrance door, worktop, wall mounted boiler, plumbing for washing machine, tiled splashbacks and radiator.

Cloakroom:

Having low level w.c, corner hand washbasin, radiator and tiled splashbacks.

Dining Room: 3.84m (12'7") x 2.62m (8'7")

Having radiator and patio doors to rear garden.

Bedroom 1: 3.86m (12'8") x 3.17m (10'5") extending to 3.40m (11'2")

Having radiator.

En-Suite:

Having vanity hand washbasin, separate shower cubicle with mains fed shower, radiator, shaver point, tiled floor and extractor fan.

Bedroom 2: 2.84m (9'4") x 2.77m (9'1") extending to 3.35m (11'0")

Having radiator.

Bedroom 3: 3.84m (12'7") x 2.01m (6'7")

Having radiator

Bathroom:

Lounge



Dining Kitchen



Utility Room



Cloakroom



Dining Room

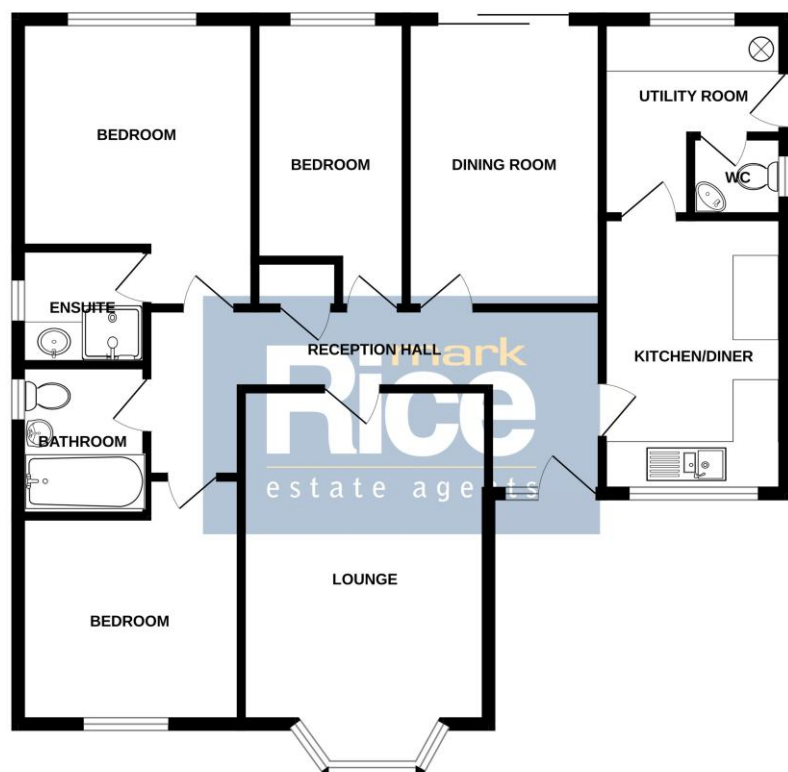
Having bath with mixer tap, pedestal hand washbasin with mixer tap, low level w.c, tiled splashbacks, chrome towel radiator, shaver point and extractor fan.

Outside:

The bungalow is located on a good sized corner plot with front and side gardens being gravelled for ease of maintenance with various shrubs and trees. A gate to the side provides access to the **Enclosed Rear Garden** with patio, lawn, gravelled areas, well stocked borders, pond and an open fronted pergola is also included. A gate from the garden provides access to the block paved drive which also approaches the **Detached Garage 5.64m (18'6") x 2.92m (9'7")** having an electric door, side personal door and light and power points.

Council Tax Band D

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 1



En-Suite



Bedroom 2



Bedroom 3



Bathroom



Outside

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 09/06/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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