

***PARK HILL,
QUARRINGTON, NG34 8WR***



£230,000

A spacious and immaculately presented Three Bedroom Semi-Detached House built by local reputable builders Taylor Lindsey and being only four years old, with six years remaining on the NHBC guarantee. The property benefits from Gas Central Heating and Double Glazing and has full accommodation comprising Ground Floor Cloakroom, Lounge, Kitchen Diner, Three Good Sized Bedrooms and Family Bathroom. To the front of the property a drive provides Off Road Parking for two large family vehicles, and this leads to the Single Attached Garage. There is an EV charging point to this area. The Rear Garden has been landscaped and designed with ease of maintenance in mind and is fully enclosed. Early viewing of this property is strongly recommended to appreciate this superb home and its quiet yet convenient setting.

Directions:

From our office follow the one way system past the Market Place turning right into Carre Street and bear right again towards the Handley Monument. Filter left and after the level crossing turn right into Grantham Road and filter immediately left and turn left into London Road. Take the sixth turning on the right into Town Road and turn left into Park Hill. At the 'T' junction turn right and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed composite entrance door provides access to the Entrance Hall having radiator.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap, tiled floor and radiator.

Lounge: 4.42m (14'6") x 3.61m (11'10") max

Having radiator.

Kitchen Diner: 4.67m (15'4") x 2.95m (9'8")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, and a range of integrated appliances comprising fridge freezer, single oven, four ring induction hob, stainless steel cooker hood, dishwasher and washing machine. There are counter top lights, kick board lighting, ceiling downlighters, smoke alarm, understairs store cupboard with lighting, radiator and French doors providing access to the rear garden

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

Bedroom 1: 3.91m (12'10") x 2.62m (8'7")

Having radiator.

Bedroom 2: 3.51m (11'6") x 2.36m (7'9")

Having radiator.

Bedroom 3: 2.49m (8'2") x 1.90m (6'3")

Having radiator.

Bathroom: 2.16m (7'1") x 1.85m (6'1")

Being fully tiled and having close coupled w.c, vanity had washbasin with mixer tap, 'P' shaped panelled bath with mixer tap and rainfall style shower over, shaver point, extractor fan, ceiling downlighters and tall chrome towel radiator.

Outside:

A block paved drive provides **Off Road Parking** for two large family vehicles and approaches the **Attached Single Garage 5.36m (17'7") x 2.57m (8'5")** having manual up and over door, power and lighting and wall mounted gas central heating boiler. There is an EV charging point and the remainder of the front garden is laid to lawn with a path leading to the front entrance door. A further path and timber gate provide access to the **Rear Garden** which has been landscaped to provide a large patio area, large



Lounge



Kitchen Diner



Further Aspect



Further Aspect



Bedroom 1

decking area, artificial grass for ease of maintenance and gravelled borders, all fully enclosed by timber fencing. There is external lighting and a cold water tap is fitted.

Council Tax Band B.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.
 While 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 Metrage i2020.



Bedroom 2



Bedroom 3



Bathroom



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	82	
(69-80) C		
(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 03/03/2026

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