

***AIDAN ROAD,
QUARRINGTON, NG34 8UU***



£290,000

A spacious Four Bedroom Detached Family Home located within the ever popular area of Quarrington, providing ease of access both in and out of Sleaford. The property benefits from Gas Central Heating, Double Glazing and leased Solar Panels which provide free electricity during daylight hours to the occupier. The full accommodation comprises Entrance Hall, Dining Room, Lounge, Conservatory, Kitchen, Utility Room, Cloakroom, Four Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside, there is a drive providing Parking which leads to the Single Integral Garage and the rear garden is fully enclosed. Viewing of this property is recommended to fully appreciate the spacious accommodation available and its peaceful location.

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 left towards the Handley Monument. Filter left and after the level crossing turn right and filter left into London Road. Take the sixth turning on the right into Town Road and take the first turning on the right into Northumbria Road. At the 'T' junction turn left into Aidan Road where the property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Hall** having understairs storage cupboard, smoke alarm and radiator.

Dining Room: 3.20m (10'6") x 2.57m (8'5")

Having radiator.

Lounge: 4.19m (13'9") x 3.43m (11'3")

Having gas fire with surround, two radiators, glazed doors to the Dining Room and sliding patio doors to the:

Conservatory: 3.84m (12'7") x 2.95m (9'8")

Having electric heater and sliding patio doors to the garden.

Kitchen: 3.48m (11'5") x 3.28m (10'9") max

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated double oven and grill, inset five ring gas hob with stainless steel cooker hood over, space and plumbing for dishwasher, tiled splashbacks and radiator.

Utility Room: 1.83m (6'0") x 1.45m (4'9")

Having worktop, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, space for fridge freezer and side entrance door to the:

Cloakroom:

Being fully tiled and having close coupled w.c, corner hand washbasin with pillar taps, radiator and extractor fan.

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

Bedroom 1: 4.27m (14'0") x 3.53m (11'7") max

Having radiator.

En-Suite:

Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, shower cubicle with mains fed shower, extractor fan and radiator.



Dining Room



Lounge



Conservatory



Kitchen



Bedroom 1

Bedroom 2: 4.44m (14'7") x 2.84m (9'4") max

Having separate raised area which could be used as a study area and radiator.

Bedroom 3: 3.53m (11'7") x 2.77m (9'1") max

Having radiator.

Bedroom 4: 3.73m (12'3") x 2.51m (8'3") max

Having radiator.

Bathroom:

Being fully tiled and having close coupled w.c, vanity hand washbasin with pillar taps, panelled bath with electric shower over, extractor fan and radiator.

Outside:

*A drive provides parking for two vehicles and approaches the **Single Integral Garage 5.18m (17'0") x 2.69m (8'10")** having manual up and over door, light and power points. The remainder of the front garden is laid mostly to lawn with decorative hedging. A timber gate provides access to the **Rear Garden** which is laid mostly to lawn with a decorative gravelled border, patio area, further gravelled side area for storage, timber shed and an outside light and cold water tap are installed.*

Council Tax Band D.



En-Suite



Bedroom 2



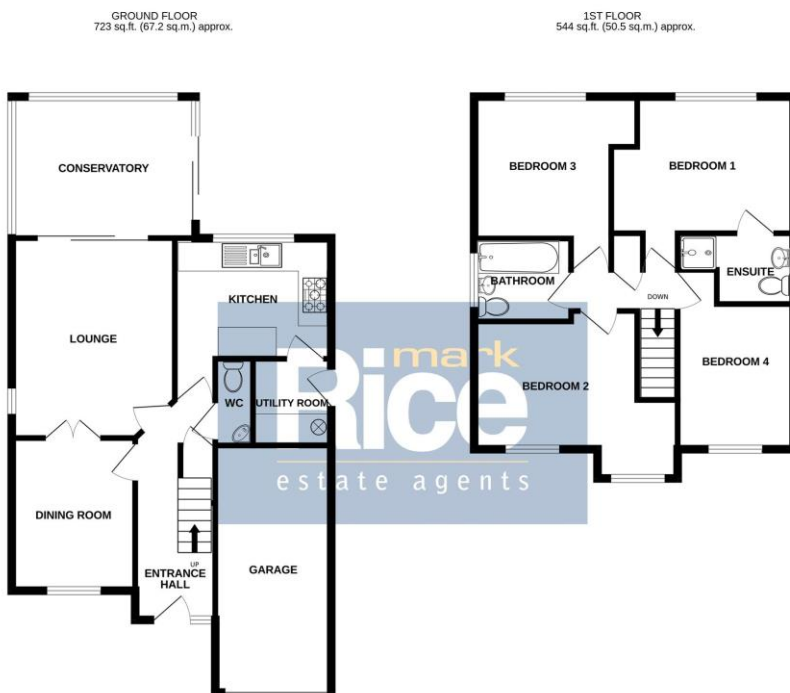
Bedroom 3



Bedroom 4



Bathroom



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, 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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Rear Garden



Further Garden Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 04/03/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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