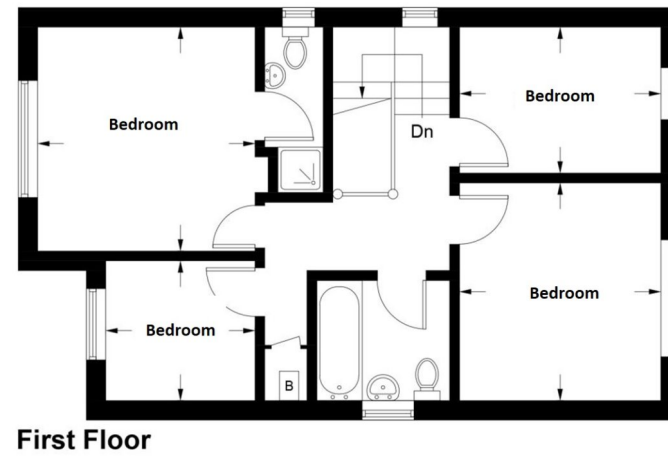
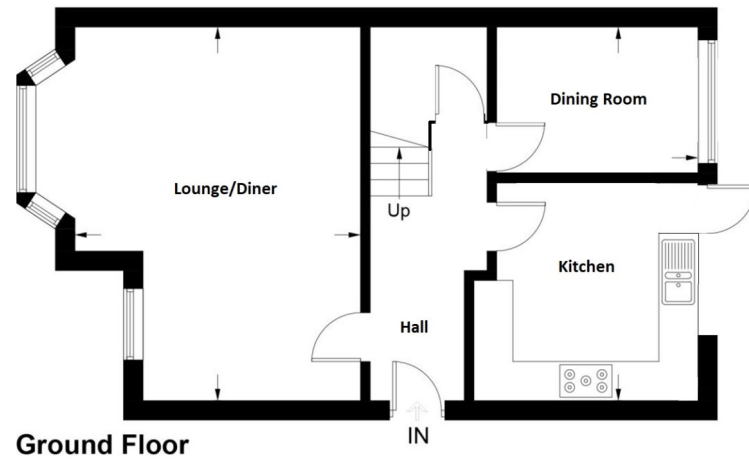


Northumbria Road, Quarrington, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



1 Northumbria Road, Quarrington, Sleaford, Lincolnshire, NG34 8UT

£279,950 Freehold

NO CHAIN This superbly presented Four Bedroom Detached home boasting a sizable corner plot with a large frontage, and off street parking and a garage to the rear. The accommodation comprises of Entrance Hall, Lounge/Diner, Kitchen, Dining Room, Four Well Proportioned Bedrooms, Ensuite to Master and Family Bathroom! A viewing is highly advised to appreciate what is on offer.

DETACHED FAMILY HOME | CORNER PLOT | IMMACULATELY PRESENTED | NEWLY FITTED CARPETS | RECENTLY REDECORATED | FOUR WELL PROPORTIONED BEDROOMS



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See things differently.



See things differently.

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ACCOMMODATION

Entrance Hall - Having part glazed door to side aspect, radiator, power points and coving to ceiling.

Downstairs W/C - Having low level w/c, hand wash basin, tiled splashbacks, UPVC window to side aspect and radiator.

Lounge/Diner - 18'9" x 14'3" (5.72m x 4.34m) With UPVC bay window to front aspect, UPVC window to front aspect, radiator, power points, coving to ceiling, TV point, telephone point and electric fire on marble hearth and wooden surround.

Kitchen - 12'1" x 9'3" (3.68m x 2.82m) Benefitting from a range of base and eye level units with bevelled edge worktop over, stainless steel sink, space for cooker with extractor hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, power points, radiator, wood effect flooring, UPVC window to rear aspect and part glazed UPVC door to rear aspect.

Dining Room - 10'2" x 9'3" (3.1m x 2.82m) With UPVC window to rear aspect, power points, radiator and coving to ceiling.

First Floor Landing - With UPVC window to side aspect, loft access, radiator and power points.

Bedroom One - 11'4" x 11' (3.45m x 3.35m) With UPVC window to front aspect, radiator and power points.

En-Suite Shower Room - Benefitting from a three piece suite comprising low level w/c, hand wash basin, shower cubicle with mixer shower over, tiled splashbacks, radiator, wood effect flooring, shaver point, extractor fan and UPVC window to side aspect.

Bedroom Two - 11'2" x 10'3" (3.4m x 3.12m) Having UPVC window to rear aspect, radiator and power points.

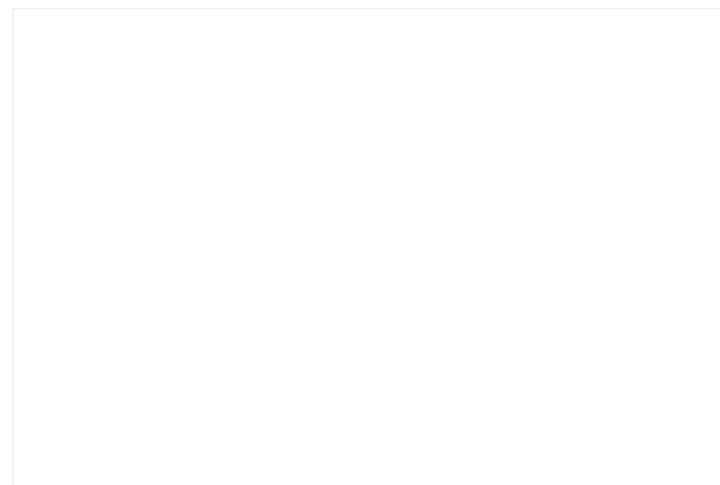
Bedroom Three - 10'3" x 7'5" (3.12m x 2.26m) With UPVC window to rear aspect, radiator and power points.

Bedroom Four - 7'6" x 7'4" (2.29m x 2.24m) Having UPVC window to front aspect, radiator, wood effect flooring and power points.

Family Bathroom - Being fully tiled and benefiting from a three piece suite comprising panel bath with amins fed shower over, low level w/c, hand wash basin, wood effect flooring, radiator, extractor fan and UPVC window to side aspect.

Outside - To the front of the property is a large lawned area with numerous hedging and shrubbery. To the rear of the property, the garden is principally laid to lawn with edged borders well stocked with established plants and shrubs, fencing and walling to all aspects, rear gate, outside light and outside tap.

Detached Garage - With up and over door to front aspect, light and power.



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D