

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



£343,000

A well presented and spacious Four Bedroom Detached Family Home located towards the head of this cul-de-sac, in the sought after area of Quarrington. The property has been extended to offer in excess of 1,400 sq ft of living accommodation and has fully owned solar panels which offer an income. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation comprising entrance Hall, Play Room, Lounge, Dining Room, Snug, Cloakroom, Kitchen, Utility Room with store, Four Good Sized Bedrooms, En-Suite to the master bedroom and Family Bathroom. Outside a drive provides Ample Parking and the Rear Garden is South facing, fully enclosed and not overlooked. To fully appreciate the standard of accommodation available, viewing is strongly 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 level crossings, 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 right into Aidan Road and proceed towards the head of the cul-de-sac where the property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Hall** having store cupboard and smoke alarm.

Play Room: 3.58m (11'9") x 2.51m (8'3")

Having under floor heating.

Lounge: 4.75m (15'7") x 3.23m (10'7")

Having feature living flame effect gas fire with surround, bay window, coved ceiling and two radiators. Glazed doors provide access to the:

Dining Room: 3.73m (12'3") x 2.44m (8'0")

Having coved ceiling, radiator and an arch providing access to the:

Snug: 4.06m (13'4") x 2.79m (9'2")

Having coved ceiling, radiator and French doors to the rear garden.

Kitchen: 3.66m (12'0") x 2.92m (9'7")

Having a range of matching wall and base units with worktop over, 1½ bowl composite inset sink with mixer tap, double eye level Neff electric cooker, inset four ring electric hob with cooker hood over, space and plumbing for dishwasher, space for under counter fridge, tiled splashbacks, pan drawers and door to the:

Utility Room: 2.79m (9'2") x 1.63m (5'4")

Having wall and base units to match kitchen, worktop over, space and plumbing for washing machine space for under counter freezer, larder cupboard, rear entrance door, radiator and access to a **Store Area: 2.51m (8'3") x 1.35m (4'5")** (formerly part of the garage) having space for fridge freezer and wall mounted gas central heating boiler.

Cloakroom:

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

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



Play Room



Lounge



Further Aspect



Dining Room



Snug

Bedroom 1: 4.44m (14'7") x 4.11m (13'6") max
Having walk-in dressing area and radiator.

En-Suite:

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

Bedroom 2: 4.80m (15'9") x 2.59m (8'6") max
Having double built-in wardrobe and radiator.

Bedroom 3: 3.20m (10'6") x 3.05m (10'0") max
Having two double built-in wardrobes and radiator.

Bedroom 4: 3.15m (10'4") x 2.51m (8'3")
Having double built-in wardrobe and radiator.

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, separate shower cubicle with mains fed shower, extractor fan and chrome towel radiator.

Outside:

A double width block paved drive provides **Parking** and the front garden is laid predominantly to lawn with decorative hedging and an outside light is fitted. A wrought iron gate provides access to the **South Facing Rear Garden** which is laid mostly to lawn with a good sized patio area, decorative border and a number of mature trees and hedging. A timber shed is included and the garden is fully enclosed by timber fencing. An outside light and cold water tap are fitted.

Agent's Note:

The solar panels are owned and the vendors inform us they generate an annual income of approximately £2,500.

Council Band D.



Kitchen



Further Aspect



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



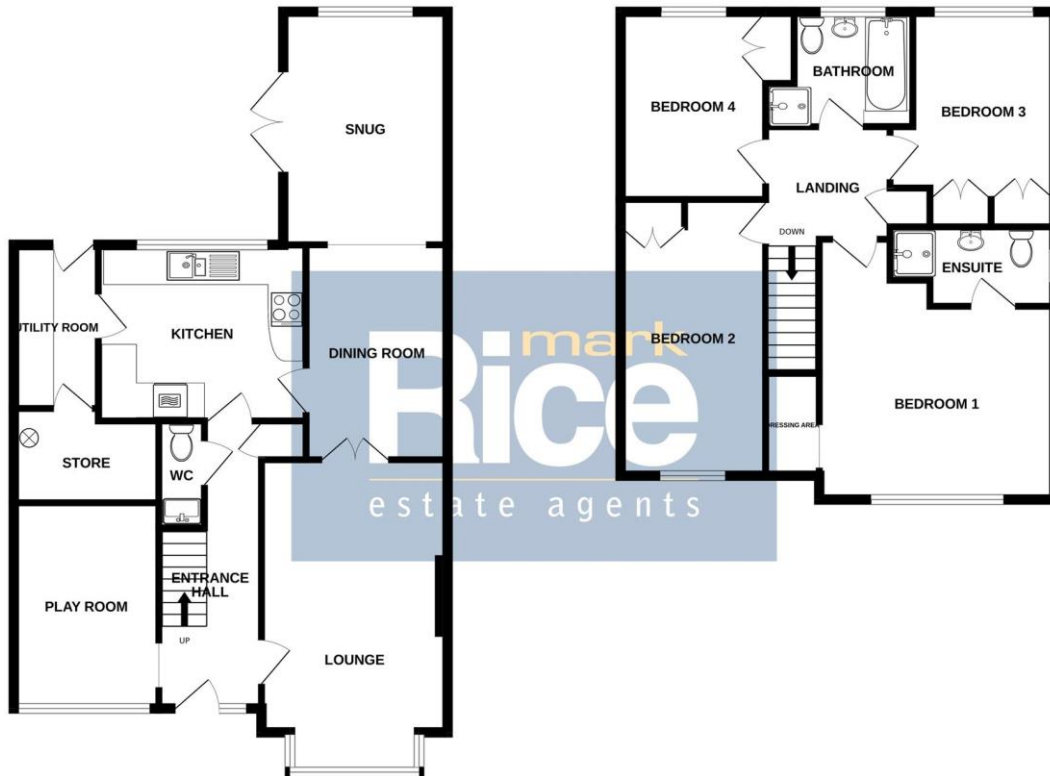
Bathroom



Rear Garden

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.


1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	69
(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 20/2/24

Viewing Strictly by Appointment With Mark Rice Estate Agents
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