

***MANOR ROAD,
QUARRINGTON, NG34 8UJ.***



New Price £270,000

Located in one of the town's most popular residential areas, a well presented Two Bedroom Detached Bungalow with Ample Parking, Attached Garage and superb Gardens to the rear which are particularly sheltered and private. The property benefits form Gas Central Heating and Double Glazing to the full accommodation comprising Porch, Hall, Lounge, 17' Kitchen Diner with Conservatory off, Two Good Sized Bedrooms with built-in wardrobes and Re-Fitted Shower Room. There is a long drive providing Parking which approaches the Garage and the rear garden is a sheer delight providing splashes of colour throughout the year. Early viewing is 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 office, follow the one way system past the Market Place turning right into Carre Street and turn right into Boston Road. At the Handley Monument, turn left and proceed over the level crossings and turn right. Filter immediately left into London Road and take the last turning on the right hand side into Town Road. Take the second turning on the right into Manor Road and the property is located on the right hand side as indicated by our 'For Sale' board.

French doors provide access to a small entrance porch which in turn provides access to the Entrance Hall having loft access, built-in cupboard and radiator.

Lounge: 5.26m (17'3") x 4.39m (14'5") narrowing to 3.25m (10'8")
Having bow window, double radiator and being open plan to the:

Kitchen Diner: 5.18m (17'0") x 3.35m (11'0") narrowing to 2.18m (7'2")
Having a range of wall and base units with worktop over, single drainer inset sink with monobloc tap, plumbing for washing machine, two built-in cupboards, eye level oven, electric hob, cooker hood, tiled splashbacks, wall mounted boiler and two double radiators.

A door provides access to the Side Lobby with door to the front and a further storage cupboard.

Conservatory: 2.95m (9'8") x 2.18m (7'2")
Having wall light point, French doors to rear garden and tiled floor.

Bedroom 1: 3.56m (11'8") x 3.28m (10'9")
Having two double built-in wardrobes, storage cupboard and radiator.

Bedroom 2: 2.67m (8'9") x 2.62m (8'7")
Having built-in double wardrobe and radiator.

Shower Room:

Being fully tiled and having low level w.c, vanity hand washbasin with mixer tap, separate mains fed shower and radiator.

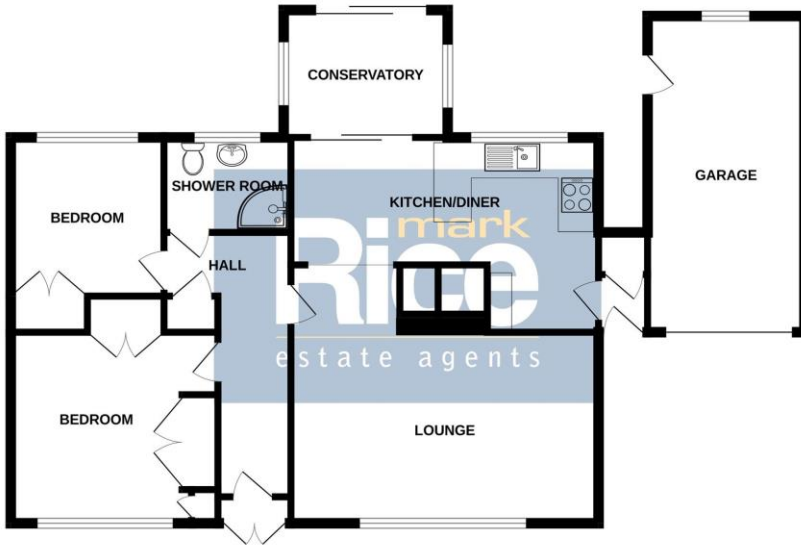
Outside:

The garden to the front of the property has well stocked borders and a "wedding cake" tree forming a central feature. A long drive provides **Ample Parking** and approaches the **Attached Garage 5.38m (17'8") x 2.67m (8'9")** having up and over door, light and power points and door to the garden. The **Rear Garden** is a particular feature as is fully enclosed and comprises lawn, well stocked borders, two pergola seating areas and a Summer House with patio. The garden has been designed to produce colour year round and there is an ornamental pond, Greenhouse and further work area.

**Lounge****Further Aspect****Kitchen Diner****Further Aspect****Conservatory**

Council Tax Band C.

GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures 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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Bedroom 1



Bedroom 2



Shower Room



Rear Garden

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 01/07/2024

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