

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



£349,950

A rare opportunity to purchase a much larger than average Four Bedroom Detached House located within this new development in the ever popular Quarrington area. The house is brand new and built by local award winning builders, Taylor Lindsey, and is in a development of 187 properties. Built to a particularly high specification, with many features included which other developments would not include, the property is covered by the usual guarantees and further benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Hall, Cloakroom, Lounge, 21'6 Dining Kitchen with built-in appliances, Utility Room, Integral Garage, Four Good Size Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside there is a double width drive providing Ample Parking which approaches the Integral Garage and the rear garden is particularly private and sheltered. It should be noted that all the floor coverings are included as fitted and the property is also alarmed and has security lighting.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, 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 right towards the Handley Monument. Turn left at the monument and after the level crossing, turn right and filter left into London Road. Continue out of the town and turn right into Town Road towards Quarrington. Turn left into Park Hill and, as the road bears to the right, the property is on the right hand side.

An entrance door provides access to the Hall having tiled floor, understairs cupboard, thermostat and radiator.

Cloakroom:

Having low level w.c, vanity hand washbasin with mixer tap, radiator and tiled floor.

Lounge: 5.97m (19'7") x 3.43m (11'3") narrowing to 2.90m (9'6")

Having part glazed door to the hall, living flame effect gas fire with surround and radiator.

Kitchen: 6.55m (21'6") x 3.05m (10'0")

Having a range of matching wall and base units with worktop over, five ring induction hob with cooker hood over, 1½ bowl single drainer ceramic sink with monobloc tap, concealed lighting, integrated microwave, double oven, fridge freezer and dishwasher (all AEG appliances), French doors to the garden, radiator and tiled floor.

Utility Room: 2.97m (9'9") x 1.75m (5'9")

Having base units with fitted worktop over, single drainer inset sink with monobloc tap, large storage cupboard, tiled floor, rear entrance door, wall mounted boiler, door to garage and radiator.

Stairs from the hall provide access to the First Floor Landing having thermostat, loft access, airing cupboard and further store cupboard.

Bedroom 1: 4.27m (14'0") x 3.40m (11'2")

Having radiator.

En-Suite:

Having a range of base units with vanity hand wash basin with mixer tap, low level w.c, separate shower with mains fed unit, tiled splashbacks and chrome towel radiator.

Bedroom 2: 5.41m (17'9") x 2.87m (9'5") narrowing to 2.57m (8'5")

Having radiator.

Bedroom 3: 4.80m (15'9") x 3.40m (11'2") narrowing to 2.90m (9'6")

Having radiator.



Cloakroom



Lounge



Kitchen



Further Aspect



Utility Room

Bedroom 4: 2.84m (9'4") x 2.54m (8'4") max
 Having radiator.

Bathroom: 2.90m (9'6") x 2.36m (7'9")

Being fully tiled and having vanity hand washbasin with cupboards below and mixer tap, low level w.c, bath with mixer tap, separate shower with mains fed unit, chrome towel radiator and shaver point.

Outside:

The front garden is laid to lawn with a double width block paved drive providing more than **Ample Parking** and approaching the **Integral Garage 5.59m (18'4") x 2.62m (8'7")** having up and over door, light and power points and further personal door to the Utility Room. Gates to both sides of the property provide access to the **Enclosed Rear Garden** with large patio, lawn, walled rear boundary and dwarf wall feature ideal for pots etc. A cold water tap is also fitted.



Bedroom 1



En-Suite



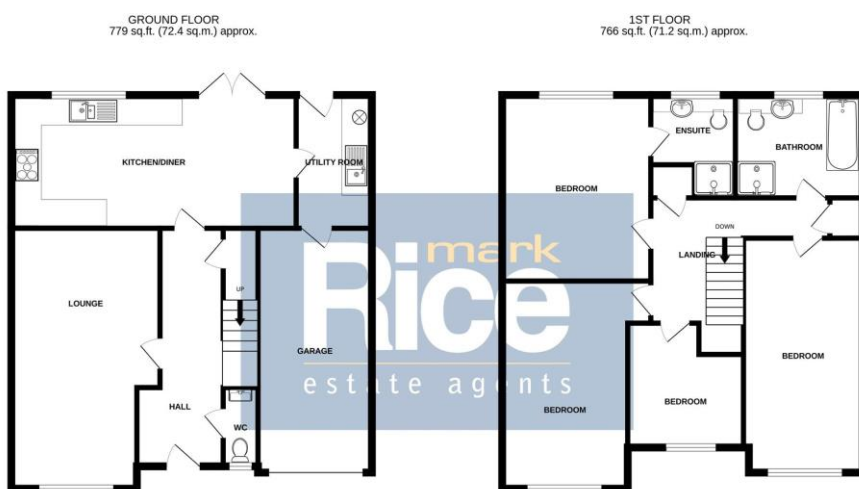
Bedroom 2



Bedroom 3



Bedroom 4



TOTAL FLOOR AREA: 1545 sq.ft. (143.5 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. Made with Metropix (2024)



Bathroom



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 18/07/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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