

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



£310,000

Located in one of the town's most popular residential areas within the popular village of Quarrington, an extended and well presented Three Bedroom Detached Bungalow with a particularly private West Facing Rear Garde and more than Ample Parking. The property is offered to the market with No Forward Chain and is Double Glazed and benefits from Gas Central Heating. The bungalow has been extended to now provide full accommodation comprising Entrance Hall, 17'4 Breakfast Kitchen, 17'4 Lounge, Three Double Bedrooms with Dressing Room and En-Suite to the master bedroom, Conservatory, Separate W.C and Wet Room Shower Room. Outside, there is Parking to the front and a drive provides access to the Car Port, Garage and Two Further Stores to the rear of the garage. Early viewing is recommended to appreciate the size of accommodation available and the property's particularly private and sheltered rear garden.

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 bearing right again toward the Handley Monument. Filter left and after the level crossing, turn right and continue into Grantham Road. Turn left into Town Road and continue left at the Church and take the first turning on the left into Manor Road. The property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having radiator and airing cupboard housing the gas boiler.

Breakfast Kitchen: 5.28m (17'4") x 3.05m (10'0") narrowing to 2.29m (7'6")

Having wall and base units with worktop over, tiled splashbacks, 1½ bowl inset sink with monobloc tap, electric hob with cooker hood over, eye level oven, double glazed rear entrance door, breakfast bar, plumbing for washing machine and dishwasher, and radiator.

Lounge: 5.28m (17'4") x 3.28m (10'9")
narrowing to 2.84m (9'4")

Having radiator and patio doors providing access to the:

Conservatory: 3.23m (10'7") x 2.24m (7'4")

Having tiled floor, double radiator and French doors to the garden.

Bedroom 1: 5.03m (16'6") x 2.90m (9'6")

Having two windows and two radiators.

Dressing Area:

Having two built-in wardrobes with sliding doors and providing access to the:

En-Suite:

Having low level w.c, hand washbasin, built-in cupboard, separate shower with electric unit, tiled splashbacks, radiator and tiled floor.

Bedroom 2/Dining Room: 4.90m (16'1") x 3.43m (11'3") x 2.95m (9'8")

Having radiator.

Bedroom 3: 3.58m (11'9") x 2.95m (9'8")

Having radiator.

Separate W.C

Being part tiled and having low level w.c.,



Breakfast Kitchen



Further Aspect



Lounge



Conservatory



Bedroom 1

Wet Room Shower Room:

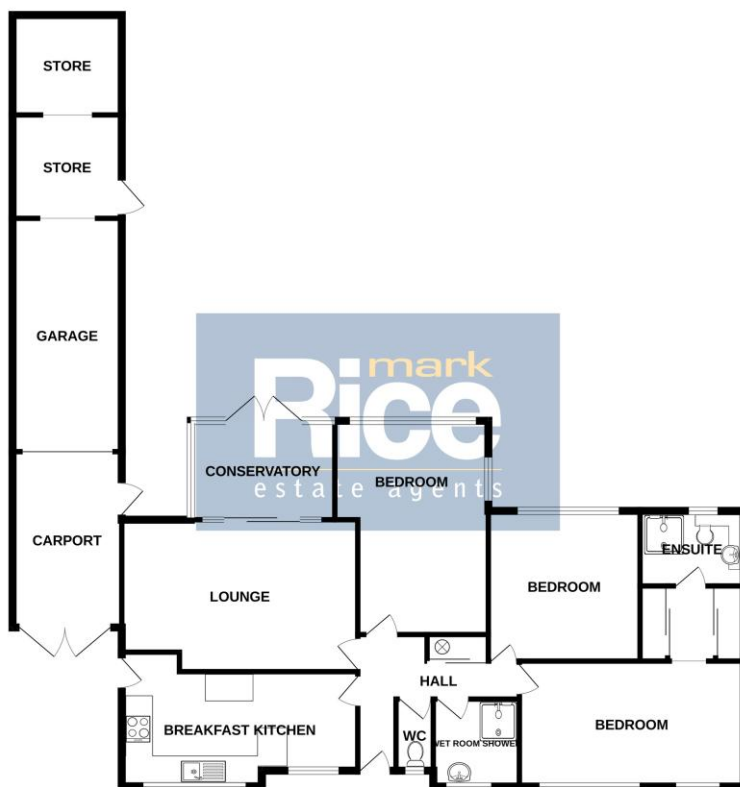
Having pedestal hand washbasin, electric shower unit, tiled splashbacks, radiator and shaver point.

Outside:

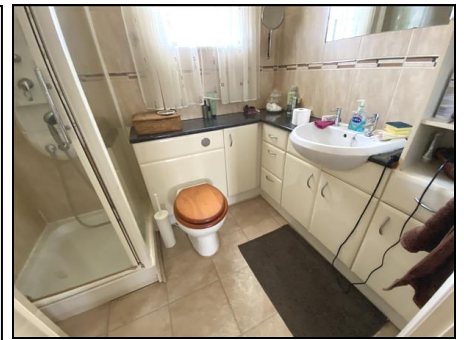
The property is situated on a good size corner plot with the gardens to the front and side being laid mostly to lawn. A concrete drive provides Parking for a number of vehicles and extends alongside the bungalow via double opening gates to the Carport having personal door and large opening with further personal door to the side. This in turn approaches the Garage 5.31m (17'5") x 2.59m (8'6") having up and over door and light and power points. To the rear is a Store Area 2.44m (8'0") x 2.34m (7'8") which in turn provides access to the Further Rear Store Area 2.44m (8'0") x 2.26m (7'5"). The middle store area has a personal door to the rear garden. The Rear Garden is laid mostly to lawn with a patio and borders and the garden is particularly private and enclosed.

Council Tax Band C.

GROUND FLOOR
1420 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA: 1420 sq.ft. (132.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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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Wet Room Shower Room



Bedroom 2/Dining Room



Bedroom 3



Wet Room Shower Room



Rear Garden



Further Garden Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 24/6/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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