

***BEDE CLOSE,
QUARRINGTON, NG34 8WE***



£375,000

Tucked away in this quiet cul-de-sac within the village of Quarrington, a superbly presented Four Bedroom Detached Executive Home offering Ample Off Road Parking, Detached Double Garage and Private Rear Garden. The property has undergone a scheme of improvements by the current owners including new front and rear entrance doors, a new kitchen installed in 2022 with a range of built-in appliances, full redecoration and new flooring, and further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Study, Lounge with bay window, Kitchen, Dining Room, Conservatory, Utility Room with pantry, Four Double Bedrooms, all with built-in wardrobes with En-Suite to the master bedroom, and Family Bathroom. Outside, the property is situated on its own fully enclosed plot with Parking for several vehicles, and the rear garden is South West facing. This is a spacious and immaculately presented family home conveniently located in a popular residential area and, as such, 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 office head South and turn right into Westgate and follow the road as it bears to the left into Castle Causeway. Continue over the level crossing into King Edward Street and at the 'T' junction, turn right into Grantham Road. Take the third turning on the left into Northfield Road and follow the road as it bears to the left into Town Road. Take the first turning on the left into Manor Road and turn right into Aidan Road. Take the first turning on the right into Bede Close and follow the road as it bears to the left. Vere right and the property is located at the end of a shared drive, as indicated by our 'For Sale' board.

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

Study: 2.82m (9'3") x 2.57m (8'5")

Having bay window, radiator and independent LAN port providing broadband speed of up to 800mb per second.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with mixer tap, tiled splashbacks, radiator and store area.

Lounge: 5.23m (17'2") x 3.68m (12'1")

Having feature electric fire with surround, bay window, coved ceiling and two radiators.

Kitchen: 3.40m (11'2") x 3.25m (10'8") max

Having a range of matching wall and base units with Quartz worktop over, 1½ bowl single drainer inset composite sink with mixer tap, integrated fridge freezer, integrated eye level electric oven, inset four ring induction hob with splashback and extractor fan over, space and plumbing for dishwasher, pan drawers, ceiling downlighters and towel radiator.

Dining Room: 3.40m (11'2") x 2.74m (9'0")

Having coved ceiling, radiator and glazed doors providing access to the Lounge, and bi-fold doors providing access to the:

Conservatory: 3.58m (11'9") x 3.48m (11'5")

Having tiled floor and French doors to the rear garden.

Utility Room: 2.16m (7'1") x 1.57m (5'2")

Having wall and base units to match kitchen with worktop over, wall mounted Worcester Bosch condensing boiler, tiled splashbacks, space and plumbing for washing machine, space for condensing tumble dryer, extractor fan, pantry, rear entrance door and radiator.

Stairs from the Entrance Hall provide access to the first floor landing having loft access, airing cupboard and radiator.

**Study****Lounge****Kitchen****Further Aspect****Dining Room**

Bedroom 1: 4.65m (15'3") x 3.51m (11'6") max
Having built-in wardrobes and radiator.

En-Suite:
Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, separate shower cubicle with mains fed unit, shaver point, extractor fan and chrome towel radiator.

Bedroom 2: 4.27m (14'0") x 2.49m (8'2")
Having built-in wardrobe and radiator.


Bedroom 3: 3.51m (11'6") x 3.17m (10'5") max
Having built-in double wardrobe and radiator.

Bedroom 4: 3.25m (10'8") x 2.95m (9'8") max
Having built-in double wardrobe and radiator.

Bathroom:
Having been replaced in approximately 2019 and being part tiled and having close coupled w.c, pedestal hand washbasin, panelled bath with mixer tap and mains fed shower over, shaver point, extractor fan and double radiator.

Outside:
A shared drive provides access to the drive for this property, providing **Off Road Parking** for a number of vehicles and approaching the **Detached Double Garage 5.21m (17'1") x 5.21m (17'1")** having an electric up and over door, power, lighting and loft storage. The remainder of the front garden is laid to gravel for ease of maintenance, with a paved path leading to the front entrance door. A timber gate provides access to the Rear Garden having lawn area, well stocked borders, large patio which extends alongside the property and a variety of bedding areas, all of which are fully enclosed by timber fencing. A cold water tap and external light are installed.

Council Tax Band E.

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 73 | 82 |
| England & Wales | EU Directive 2002/91/EC  | |



Conservatory



Utility Room



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



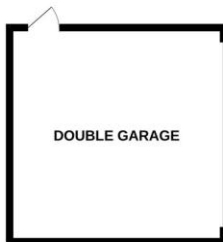
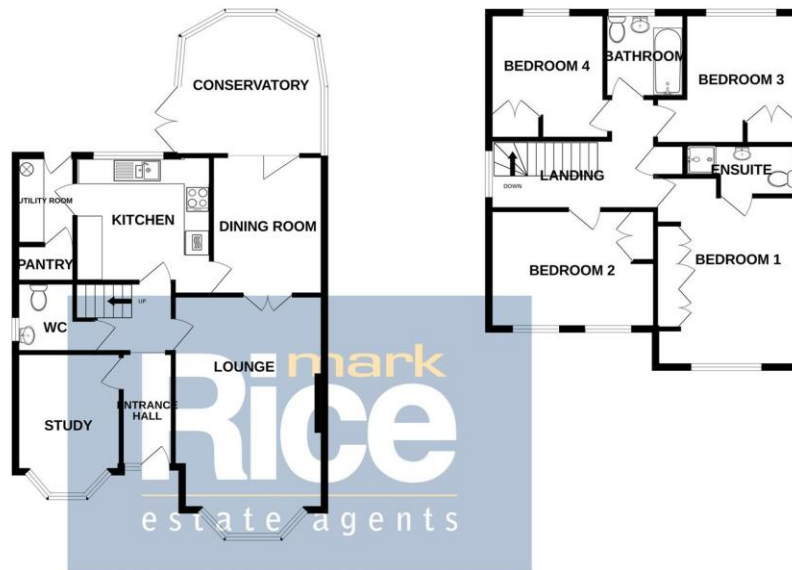
Bathroom



Rear Garden

GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.

1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1750 sq.ft. (162.5 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.
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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 25/6/2025

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