

***ABBEY ROAD,  
QUARRINGTON, NG34 7XB***



***New Price £325,000***

*A Four Double Bedroom Family Home presented to the highest standard, having undergone a scheme of improvements by the current owners including full redecoration, new flooring, new kitchen, new utility room, new bathroom, part converted garage to provide a study and landscaping to the front and rear elevations. The property is located within a quiet cul-de-sac overlooking a green play area and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen with island unit, Utility Room, Study, Four Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside, to the front a block paved drive provides Parking for two vehicles and the rear garden is West facing, fully landscaped and particularly private and fully enclosed. Viewing of this property is highly recommended to appreciate not only the location, but the spacious accommodation available and its condition.*

**Directions:**

*From our office, head South and turn right into Westgate. Follow the road as it bears to the left into Castle Causeway and proceed over the level crossing into King Edward Street. At the 'T' junction turn right into Grantham Road and take the fifth turning on the left into Northfield Road. Take the first turning on the left into Spire View and take the second turning on the left into Abbey Road. The property is located on the left hand side as indicated by our 'For Sale' board.*

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*A double glazed composite entrance door provides access to the Hall having feature tiled floor, coved ceiling and radiator.*

**Cloakroom:**

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

**Study: 3.71m (12'2") x 2.54m (8'4")**

*Having LAN port and a range of built-in office furniture which will be staying.*

**Lounge: 4.95m (16'3") x 3.28m (10'9")**

*Having bay window, media wall with electric fire, coved ceiling, two radiators and glazed doors providing access to the:*

**Dining Room: 3.07m (10'1") x 3.07m (10'1")**

*Having coved ceiling, radiator and patio door to the rear garden.*

**Kitchen: 4.90m (16'1") x 3.73m (12'3") max**

*Having a range of base units with worktop over, single drainer inset sink with mixer tap, inset five ring induction hob with glass cooker hood over. range of built-in appliances including dishwasher, fridge freezer and double eye level electric oven, larder cupboard, ceiling downlighters and radiator.*

**Utility Room: 1.55m (5'1") x 1.52m (5'0")**

*Having worktop with wall units, space and plumbing for washing machine, space for condensing tumble drier, radiator and rear entrance door.*

*Stairs from the hall provide access to the first floor landing having loft access with ladder, decorative panelling and radiator.*

**Bedroom 1: 4.19m (13'9") x 3.40m (11'2")**

*Having built-in wardrobe, two bedside ceiling pendant lights, media wall and radiator.*

**En-Suite:**

*Having close coupled w.c, vanity hand washbasin with pillar taps, separate shower cubicle with mains fed shower, tiled splashbacks, extractor fan and radiator.*

**Bedroom 2: 3.71m (12'2") x 3.56m (11'8")**

*Having built-in wardrobes, feature wall panelling, two bedside ceiling pendant lights and radiator.*

**Bedroom 3: 3.28m (10'9") x 3.15m (10'4") max**

*Having radiator.*

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



**Bedroom 4: 3.28m (10'9") x 2.82m (9'3")**

*Having ceiling downlighter and radiator.*

**Bathroom: 2.31m (7'7") x 1.68m (5'6")**

*Being part tiled and having close coupled w.c, vanity hand washbasin, bowl style hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over, shaver point, extractor fan and radiator.*

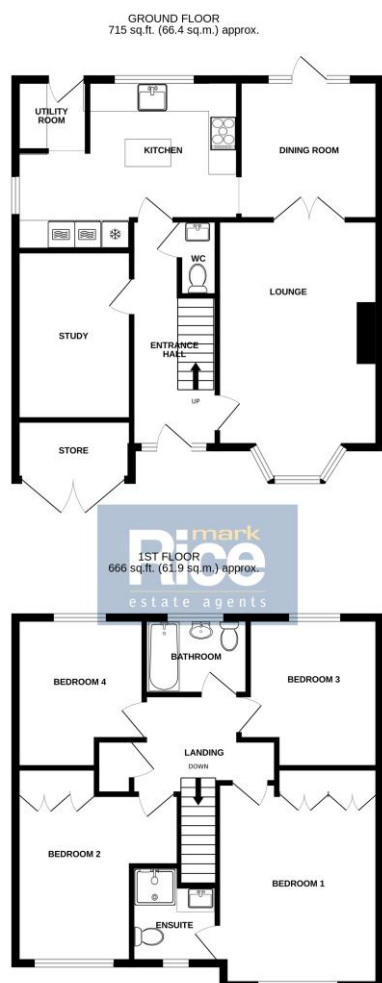
**Outside:**

*The drive has been block paved and provides Off Road Parking for two vehicles and approaches the remainder of the **Garage 2.54m (8'4") x 1.30m (4'3")** with side hinged doors, power and lighting. The remainder of the front garden is laid to lawn with a raised border and plum slate decorative borders. A timber gate provides access to the **West Facing Rear Garden** which has been fully landscaped with two spacious patio areas, lawn area and slate borders, all enclosed by timber fencing. There is a side store area and an external light and cold water tap are installed.*

**Agent's Note:**

*The hot tub may be available to purchase under separate negotiation.*

*Council Tax Band D.*



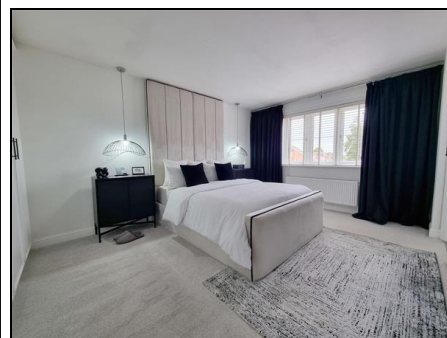
TOTAL FLOOR AREA: 1381 sq.ft. (128.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**Further Aspect**



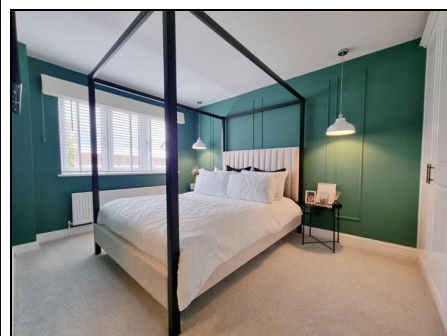
**Utility Room**



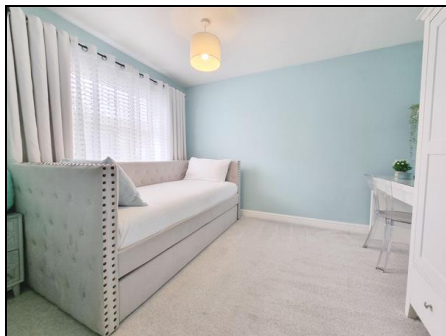
**Bedroom 1**



**En-Suite**



**Bedroom 2**



**Bedroom 3**



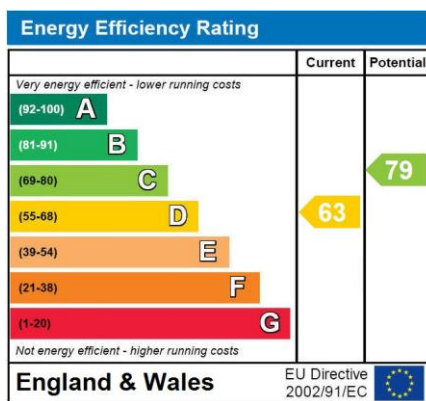
**Bedroom 4**



**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 02/09/2025*

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