

## Bernicia Drive, Quarrington, Sleaford, Lincolnshire NG34 8WF



**Asking Price £325,000 Freehold**



An executive large 4 bedroom house on a corner plot set in the popular parish of Quarrington, Sleaford, consisting of: Hallway, "L" shaped hallway, WC, kitchen/diner, separate dining room, generous lounge, master bedroom with en-suite, two further double bedrooms and a good sized single bedroom, large family bathroom with 4 piece suite, enclosed rear garden and double garage with driveway for two cars.

UPVc double glazing, gas central heating with radiators to all rooms.

EPC rating: C, Council Tax Band: D.

Viewing is a must to appreciate the size and finish of this large family home.



## Location Location Location

The property is located in the popular parish of Quarrington with walking distance to the church, being located with in a 1 minute drive from the Sleaford bypass giving easy access to Grantham, Sleaford and Newark. The property is close to a reputable garden centre in Silk Willoughby called "Pennells Four Seasons" with Sleaford Town Centre offering many local amenities and excellent schools.

## Hall 13'2" x 6'7"



The Property is entered through an upper glazed UPVC door with adjacent window both with frosted glass, into an "L" shaped welcoming hallway having carpeted flooring, 2 pendant lights, radiator, smoke alarm, electric consumer unit under the stairs and central heating thermostat.

## WC 7'7" x 4'6"



Window to side elevation with frosted glass, radiator, close-coupled toilet, wash hand-basin with separate hot and cold taps, half height tiling to walls, heating programmer and alarm control panel, wall mounted gas boiler, and vinyl flooring.

## Living Room 11'9" x 18'1"



Large window to the front elevation with radiator underneath, fully glazed patio door with adjacent windows onto the rear garden patio, fireplace with electric inset fire with marble hearth and back with wooden surround, carpeted flooring and two pendant lights.

## Dining Room 9'7" x 11'2"



Window to rear elevation with radiator underneath, carpeted flooring and pendant lighting.

## Kitchen/Diner 11'2" x 18'1"



Windows to rear and side elevations, a glazed door to the side of the property with frosted glass, vinyl flooring, pendant lighting over dining area and multi spot lighting in kitchen area. A modern kitchen fitted approx a couple of years ago with oak effect laminate worktop with matching up-stands, benefiting from large pans drawers, plumbing and space for two appliances, electric cooker and hob with a glass splash-back and extractor hood above, one and half bowl sink with mixer tap, space for a tall fridge freezer and plank effect vinyl flooring.

**Bedroom 1**  
12'7" x 11'0"



Window to rear elevation, carpeted flooring, radiator and pendant lighting.

**En-suite**  
6'9" x 5'1"



Window to side elevation with frosted glass, close-coupled toilet, pedestal sink, shower cubicle with mixer shower being fully tiled, remainder of walls having half height tiling, shaver socket, radiator, carpeted flooring and extractor fan.

**Bedroom 2**  
9'2" x 11'0"



Window to rear elevation with radiator underneath, carpeted flooring and pendant lighting.

**Bedroom 3**  
11'3" x 11'0"



Window to rear elevation with radiator underneath, carpeted flooring and pendant lighting.

**Bedroom 4**  
8'4" x 6'10"



Window to front elevation with radiator underneath, carpeted flooring and pendant lighting.



## Bathroom 12'6" x 8'4"



A very large family bathroom with windows to side and front elevations with frosted glass, paneled bath with mixer shower off the bath taps, close-coupled toilet, pedestal sink with chrome mixer tap, Bidet, half height tiled walls carpeted flooring and extractor fan.

## Landing 6'7" x 6'10"



Featuring a lovely arched stain glass window on the landing, carpeted flooring, smoke alarm loft hatch, single radiator, airing cupboard housing hot water tank and pendant lighting.

## Outside



The rear garden is enclosed by side gates and is laid mainly to lawn with a feature patio from the lounge and additional paving for a swing seat, there are some perimeter borders, gravel pathways and a cherry blossom tree.

## Double Garage & Driveway 18'2" x 17'3"

Graveled driveway for two cars, the garage has two up and over doors, window to side elevation and a glazed personnel door to the rear, with power and lighting.

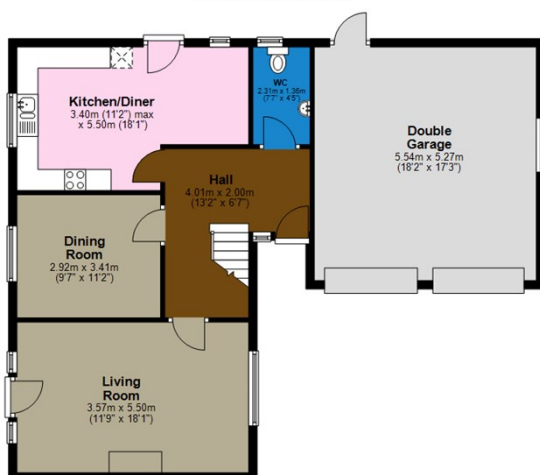
## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

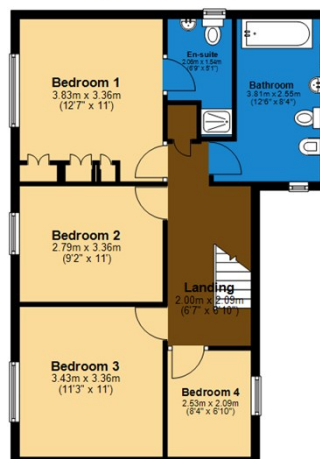
## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

**Ground Floor**  
Approx. 91.7 sq. metres (987.4 sq. feet)

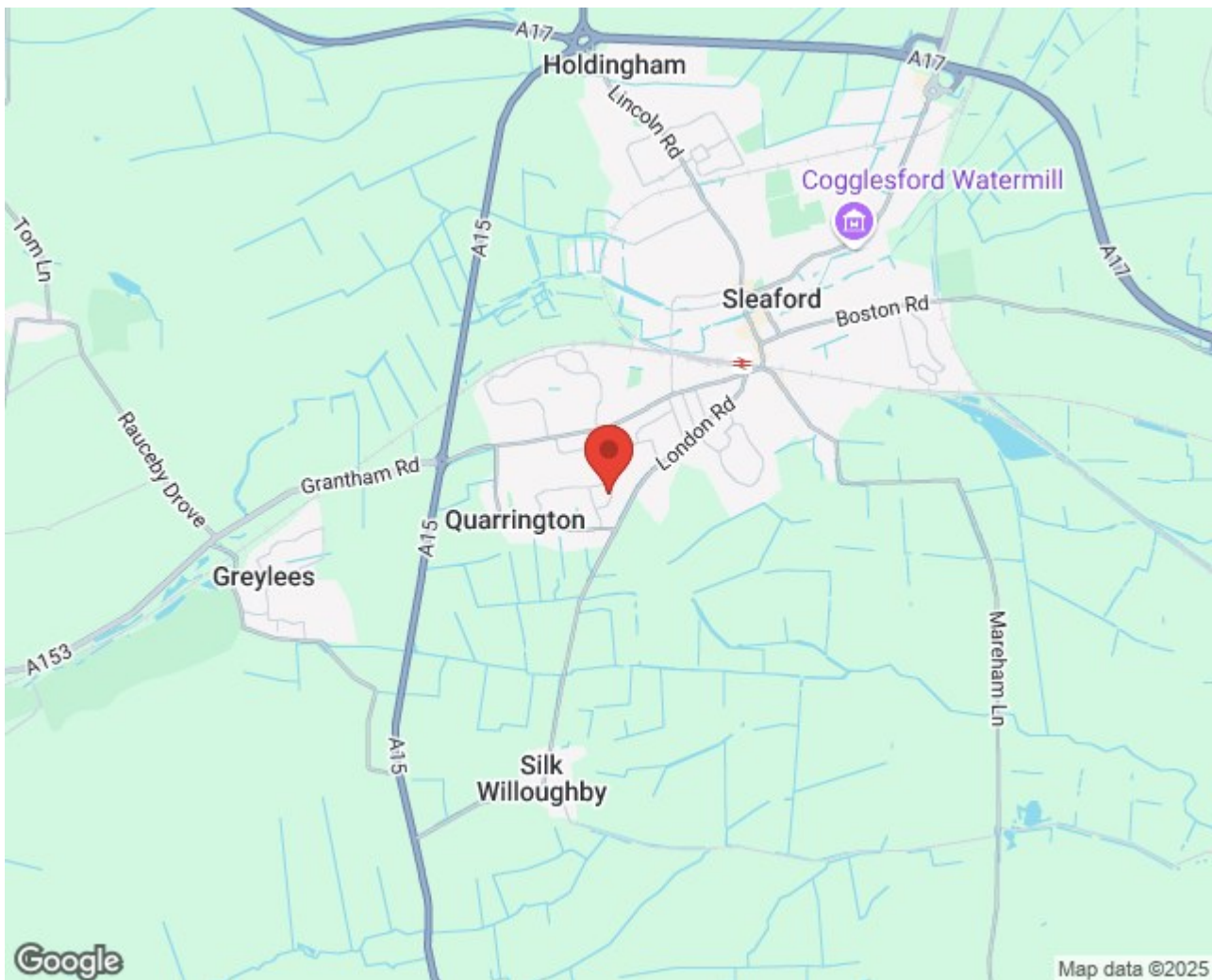


**First Floor**  
Approx. 62.9 sq. metres (676.7 sq. feet)




Total area: approx. 154.6 sq. metres (1664.1 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.  
Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
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