



Oakwood Close, Quarrington,  
£225,000



- Semi Detached House
- Three Bedrooms
- Only 3 Years Old
- Immaculately Presented Throughout
- Generous Sized Rear Garden
- Single Garage
- Freehold
- EPC rating B
- Council Tax Band B



Only 3 years old on the Park Hill Development in Sleaford is this Immaculately Presented Three Bedroom Semi-Detached House with Single Garage and a generous sized rear garden. Internally comprising Entrance Hall, Cloakroom, Lounge, Kitchen Diner, Three Bedrooms and Family Bathroom - an early viewing is highly recommended to fully appreciate the size, standard and location of property on offer.

### Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor and radiator.

### Cloakroom

With hand wash basin set in vanity unit with storage under, low level wc, window to front aspect and radiator.

### Lounge

3.62m x 4.44m (11'11" x 14'7")

With TV and BT point, window to front aspect and radiator.

### Kitchen Diner

4.64m x 2.97m (15'2" x 9'8")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated eye level oven, 4 ring induction hob with extractor hood over, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, storage cupboard under stairs French Doors and window to rear garden, tiled flooring and radiator.



### Landing

With stairs taken from Entrance Hall, storage cupboard and access to loft.

### Bedroom One

2.65m x 3.95m (8'8" x 13'0")

With window to rear aspect, TV point and radiator.

### Bedroom Two

2.66m x 3.54m (8'8" x 11'7")

With window to front aspect and radiator.

### Bedroom Three

1.92m x 2.51m (6'4" x 8'2")

With window to rear aspect and radiator.

### Bathroom

Fully tiled three piece suite comprising P shaped bath with mains fed shower over, hand wash basin set in vanity unit with cupboards under, low level wc, chrome heated towel rail, extractor fan and window to rear aspect.

### Garage

2.58m x 5.37m (8'6" x 17'7")

With up and over garage door to front, boiler, personnel door to rear garden, electric and lighting.

### Outside

The front of the property offers off road parking on the block paved driveway leading to single garage with side access to rear, further low maintenance area laid to gravel with shrubbery and pathway to front entrance.

The rear garden is a particular feature being a generous size with a good sized patio, further laid to lawn with a gravel area to rear, outside tap and lighting with timber fence surround.



### Management Charge

Please note this development is subject to an annual maintenance charge, please contact our office for more information.

### Agents Note

These are draft particulars awaiting vendor approval.

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 or tenants. Neither Newton Fallowell 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

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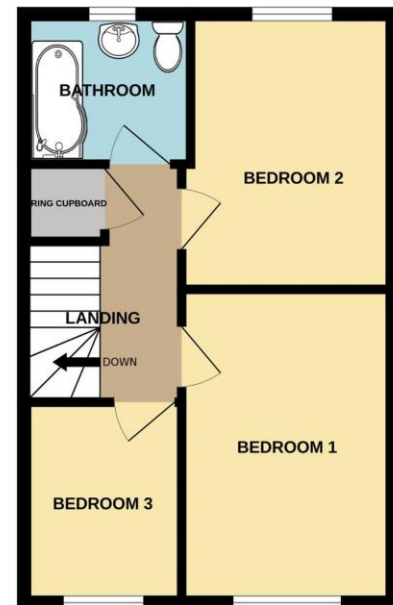


# Floorplan

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.5 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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