



Abbey Road, Sleaford
£360,000



4



2



3

Freehold



Key Features

- Executive Detached House
- Four Double Bedrooms
- Immaculately Presented Throughout
- Detached Double Garage
- Lounge, Kitchen Diner and Home Office
- Beautifully Kept Front and Rear Gardens





This executive four double bedroom detached family home is immaculately presented throughout and offers spacious, high-quality living in a desirable location. Set within beautifully maintained front and rear gardens, the property also benefits from a detached double garage and ample driveway parking. Inside, the generous accommodation includes a stylish lounge, open-plan kitchen diner, versatile home office, light-filled conservatory, and a separate utility room. Upstairs, all four double bedrooms feature built-in wardrobes, with the master enjoying its own en suite, complemented by a modern family bathroom. A viewing is highly recommended.



Entrance Hall

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

Lounge

4.74m x 3.29m (15'7" x 10'10")

With feature gas fire place set in decorative surround, TV and BT points, window to front aspect and radiator.



Office

3.04m x 2.63m (10'0" x 8'7")

With window to front aspect and radiator.

Kitchen Diner

2.86m x 7.93m (9'5" x 26'0")

Having a range of base and eye level units with work surface over, integrated oven with four ring induction hob and extractor hood over, space and plumbing for dishwasher, sink with mixer tap and drainer, space for freestanding fridge freezer, breakfast bar. The dining area offers space for a 6/8 seater table, with french doors to;

Conservatory

3.52m x 2.54m (11'6" x 8'4")

Being part brick and uPVC build, electric oil filled heater and French doors to rear garden.

Utility Room

1.61m x 1.61m (5'4" x 5'4")

Having a base level units with work surface over, space and plumbing for washing machine and tumble dryer, part glazed door to side aspect and radiator.

Landing

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

Bedroom One

4.04m x 3.37m (13'4" x 11'1")

With built in wardrobes, window to front aspect and radiator.

En Suite

Three piece suite comprising mains fed shower unit, hand wash basin set in vanity unit with cupboards under, low level wc, window to front aspect, radiator and extractor fan.





Bedroom Two

4m x 3.56m (13'1" x 11'8")

With built in wardrobes, window to front aspect and radiator.

Bedroom Three

2.72m x 2.61m (8'11" x 8'7")

With built in wardrobes, window to rear aspect and radiator.

Bedroom Four

2.8m x 2.91m (9'2" x 9'6")

With built in wardrobes, window to rear aspect and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower attachment, hand wash basin, low level wc, radiator, window to rear aspect and extractor fan.

Detached Double Garage

5.67m x 5.81m (18'7" x 19'1")

With two up and over garage doors, electric and lighting.

Outside

The front of the property is well presented being laid to lawn with decorative flowers and shrubbery, brick wall surround with large block paved driveway to side.

The rear garden offers a fantastically kept garden, with large patio area, laid to lawn with decorative flowers and shrubbery, brick wall surround.



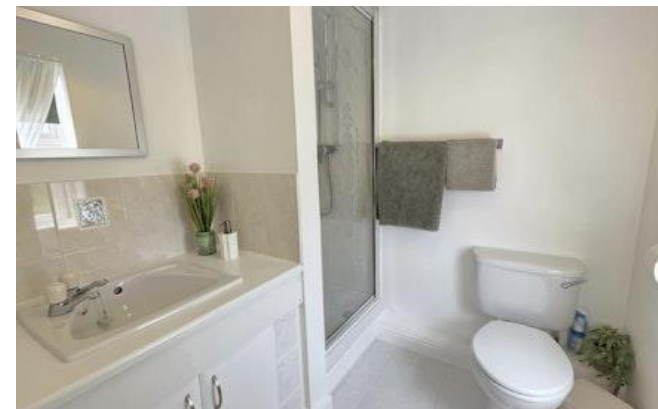
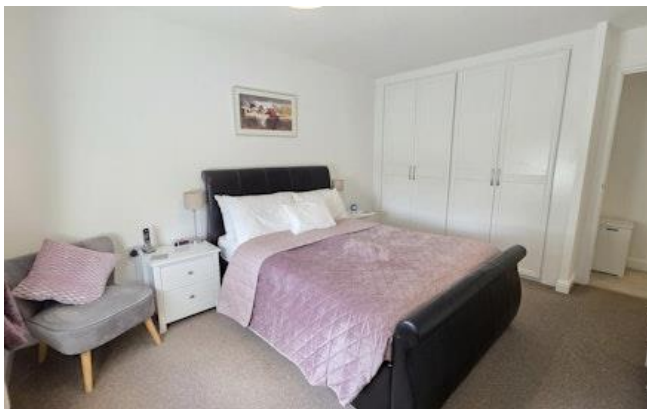
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Floorplan

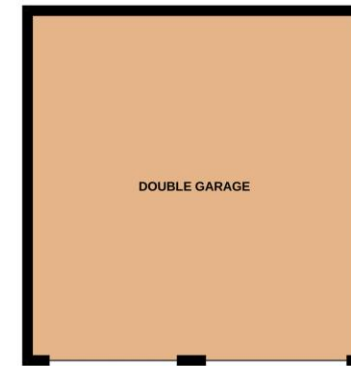
GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



2ND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



ABBEY ROAD, QUARRINGTON

TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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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