



Northumbria Road, Quarrington  
£315,000



4



3



2



Freehold



## Key Features

- Detached Family Home
- Four Double Bedrooms
- Immaculately Presented Throughout
- Deceptively Spacious
- Popular Quarrington Residential Estate
- Dual Parking with Single Garage
- EPC rating D
- Current Council Tax Band: D





A deceptively spacious and immaculately presented four double bedroom detached family home, ideally situated on the highly sought-after Quarrington residential estate on the edge of Sleaford. The property offers generous accommodation throughout, comprising a welcoming entrance hall, a bright lounge opening into a dining room with a conservatory to the rear, a modern fitted kitchen, utility room, and downstairs cloakroom. Upstairs features four well-proportioned bedrooms, including a master with en suite, and a stylish family bathroom. Outside, there is dual-aspect parking to the front, a single garage, and a beautifully maintained rear garden — perfect for families and entertaining alike.

### Entrance Hall

Part glazed Entrance door with stairs leading to 1st floor and storage cupboard under, radiator.

### Lounge

5.03m x 3.58m (16'6" x 11'8")

With beautiful log fire effect electric fire set in surround with hearth, TV and BT points, bay window to front aspect, radiator and double doors to Dining Room.

### Kitchen

3.31m x 3.23m (10'11" x 10'7")

Modern kitchen with a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space for American style fridge freezer, window to rear garden and radiator.

### Dining Room

3.31m x 3.53m (10'11" x 11'7")

With glazed door to conservator and radiator.

### Conservatory

2.68m x 3.29m (8'10" x 10'10")

Being part brick and uPVC build with French doors to rear garden.

### Utility Room

With base level unit and work surface over, space and plumbing for washing machine and tumble dryer, part glazed door to rear garden, window to side aspect and radiator.

### WC

With low level wc, hand wash basin, window to side aspect and radiator.

### Landing

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

### Bedroom One

3.94m x 3.6m (12'11" x 11'10")

With TV point, window to front aspect and radiator.

### En Suite

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

### Bedroom Two

3.19m x 3.67m (10'6" x 12'0")

With window to front aspect and radiator.

### Bedroom Three

3.22m x 3.4m (10'7" x 11'2")

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

### Bedroom Four

3.6m x 2.74m (11'10" x 9'0")

With window to rear aspect and radiator.



## Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

## Garage

4.77m x 2.66m (15'7" x 8'8")

With up and over garage door to front, electric and lighting.

## Outside

To front with double width gravel driveway, further laid to lawn with side access to rear. The rear garden is well presented, offering a generous sized patio area, further laid to lawn with decorative shrubbery and flowers. Timber shed, outside tap and lighting.

## Agents Note

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## Financial Services

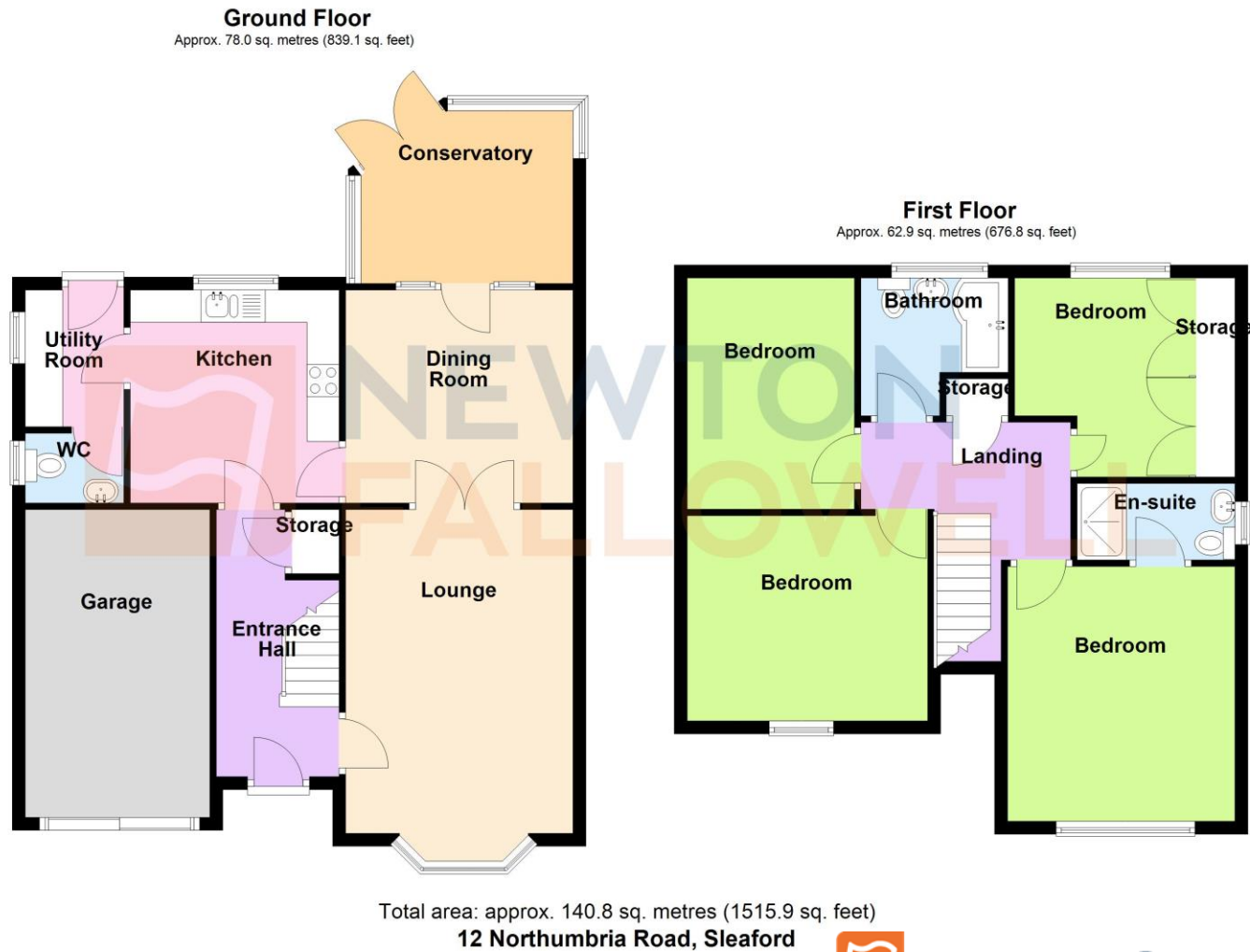
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## Floorplan



Newton Fallowell Sleaford

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