



Oakwood Close, Quarrington,
£184,995



2



1



1

- Semi-Detached House
- Two Double Bedrooms
- Immaculately Presented Throughout
- Only 5 Years Old
- No Onward Chain
- Two Parking Spaces
- Freehold
- EPC rating B



An immaculately presented two bedroom semi-detached home, only five years old and offered for sale with no onward chain. The property provides modern, well-planned accommodation throughout, comprising an open-plan kitchen leading through to the lounge, with a utility cupboard and separate cloakroom to the ground floor. Upstairs offers two generous double bedrooms and a fully tiled three-piece bathroom suite. Externally, the property benefits from two parking spaces to the front and a good-sized rear garden. An ideal turn-key home, and viewing is highly recommended.

Entrance Hall

With part glazed Entrance Door, stairs leading to 1st floor.

Kitchen

4.48m x 3.11m (14'8" x 10'2")

Offering a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated dishwasher, integrated fridge freezer, cupboard housing space and plumbing for the washing machine and boiler, tiled flooring, window to front aspect with radiator under, opening to:

Lounge

3.41m x 4.21m (11'2" x 13'10")

Carpeted, with french doors to rear garden, TV point and radiator.

Cloakroom

With low level wc, hand wash basin with storage under, storage cupboard under stairs and radiator.



Landing

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

Bedroom One

3.4m x 4.21m (11'2" x 13'10")

With window to rear aspect and radiator.

Bedroom Two

2.5m x 4.21m (8'2" x 13'10")

With storage cupboard over stairs, two windows to front aspect and radiator.

Family Bathroom

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

Outside

With to block paved parking spaces to front and side access to rear.

The rear garden offers a patio area, further laid to lawn with timber fence surround.

Management Charge

We are informed by our vendor the annual maintenance charge is currently £110.00.



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

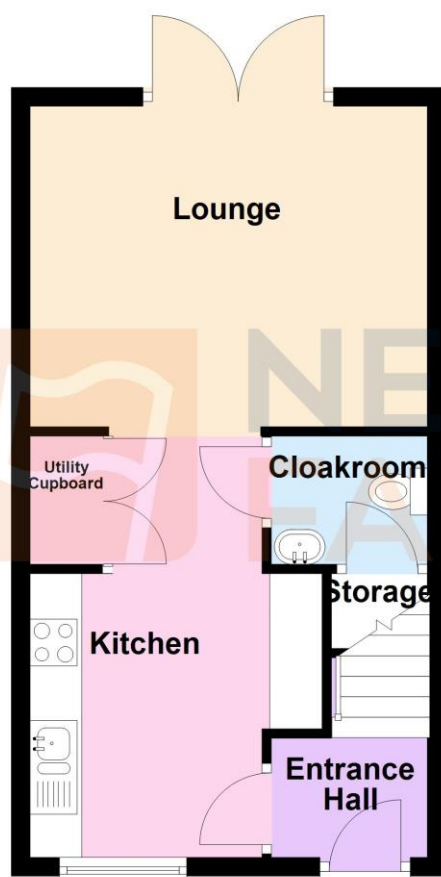
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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 is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



Floorplan

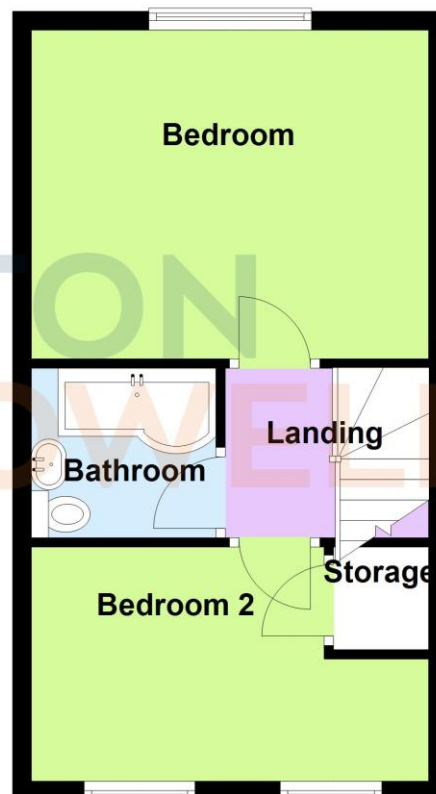
Ground Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 67.6 sq. metres (727.8 sq. feet)

14 Oakwood Close, Quarrington



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk