



Bernicia Drive, Quarrington Sleaford NG34 8WF

welcome to

Bernicia Drive, Quarrington Sleaford

Well-presented detached home offering spacious lounge, dining room with patio doors, large kitchen with breakfast bar, ensuite to master, enclosed garden, block paved driveway for two cars and an integral garage, situated in the popular village of Quarrington, just outside Sleaford.



Entrance Hall

Having a radiator and Pergo flooring.

Lounge

Featuring a fireplace with gas fire and surround, two radiators, TV point, telephone point, Pergo wood engineered laminate flooring, bay window to the front and doors to the:

Dining Room

Having a radiator, Pergo wood engineered laminate flooring and patio doors to the garden.

Kitchen

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, sink, gas oven, hob, extractor, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, breakfast bar overlooking the garden, radiator, tiled flooring and two windows to the rear.

Cloakroom

Fitted with a wash hand basin, WC, radiator, vinyl flooring and window to the side.

First Floor Landing

Having a storage cupboard, access to the loft, radiator and window to the side.

Bedroom One

There is a radiator and window to the front.

Ensuite

Fitted with a shower cubicle with Mira shower, wash hand basin with vanity unit below, WC, radiator, illuminated mirror with shaver point, porcelain tiled flooring and window to the side.

Bedroom Two

Having a radiator and window to the front.

Bedroom Three

There is a radiator and window to the rear.

Bedroom Four

Having a radiator, telephone point, fax point and window to the rear.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin with vanity unit below, WC, heated towel rail, LVT flooring, extractor fan and illuminated mirror with shaver point.

Outside Front

To the front of the property there is a block paved driveway providing parking for two vehicles.

Garage

Having up and over door and power.

Rear Garden

The enclosed rear garden has a lawn, patio and gravelled borders.

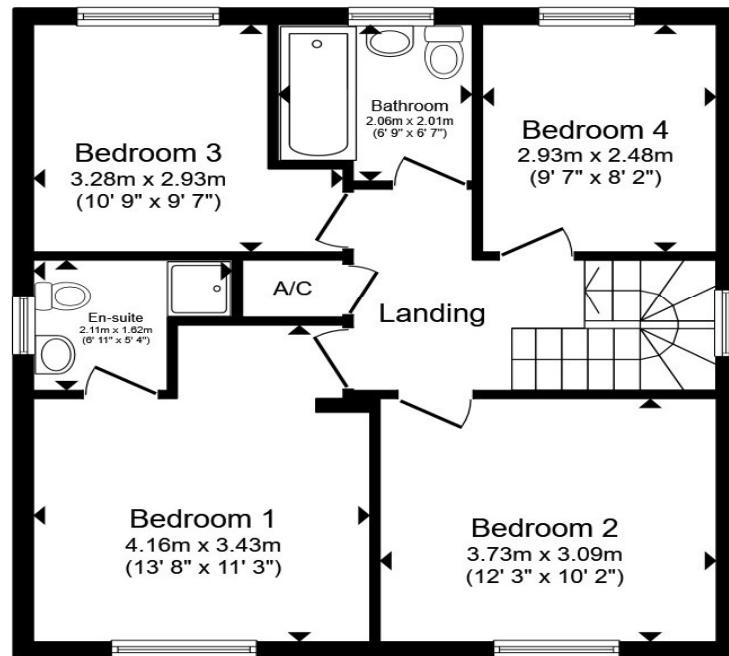
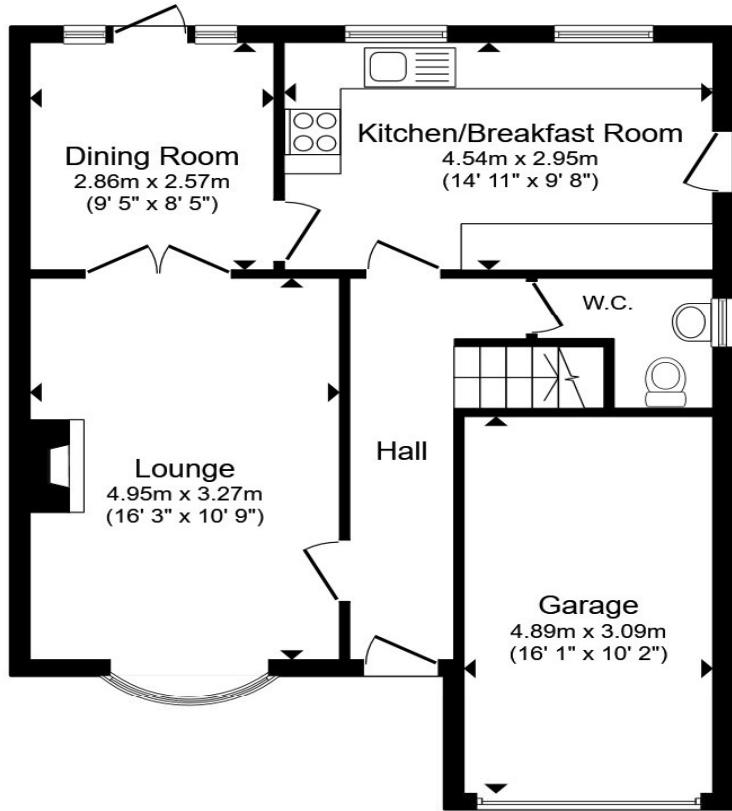
Agents Note

We are advised by the current owners that the bathroom has been completely renovated recently and the ensuite has a new Mira shower and shower door enclosure.



view this property online williamhbrown.co.uk/Property/SNH113028





Total floor area 120.9 m² (1,301 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

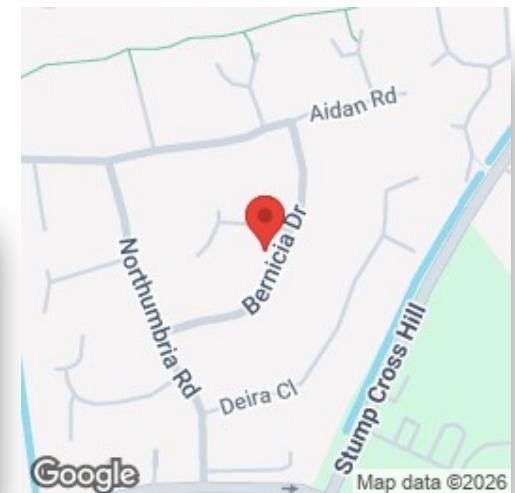
Bernicia Drive, Quarrington Sleaford

- Well-presented four bedroom house
- Spacious lounge leading into dining room
- Four good sized bedrooms with ensuite to master
- Popular location
- Driveway and enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£295,000



view this property online williamhbrown.co.uk/Property/SNH113028

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SNH113028 - 0004

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk