



**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.

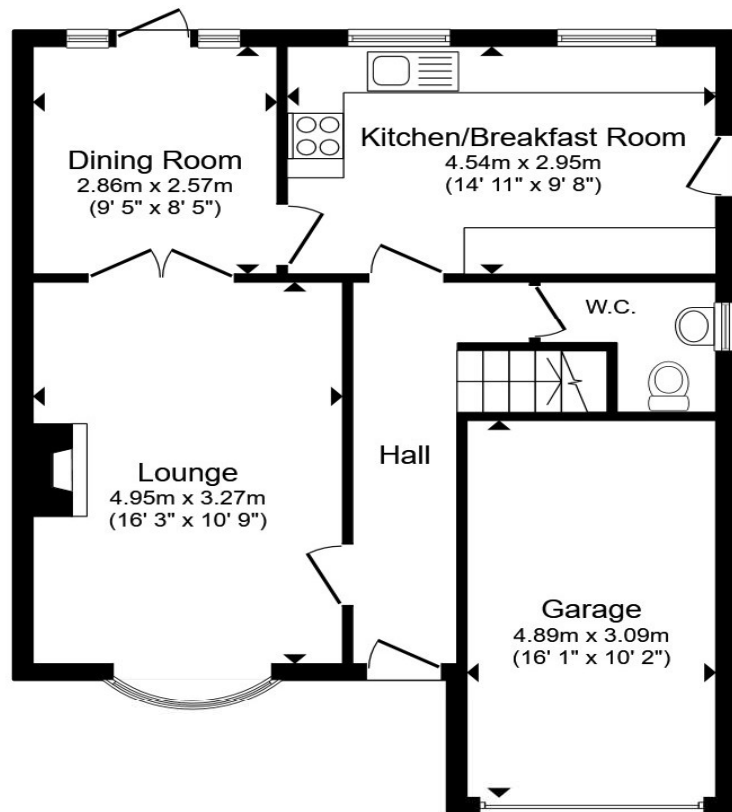
**Agents Note**

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.

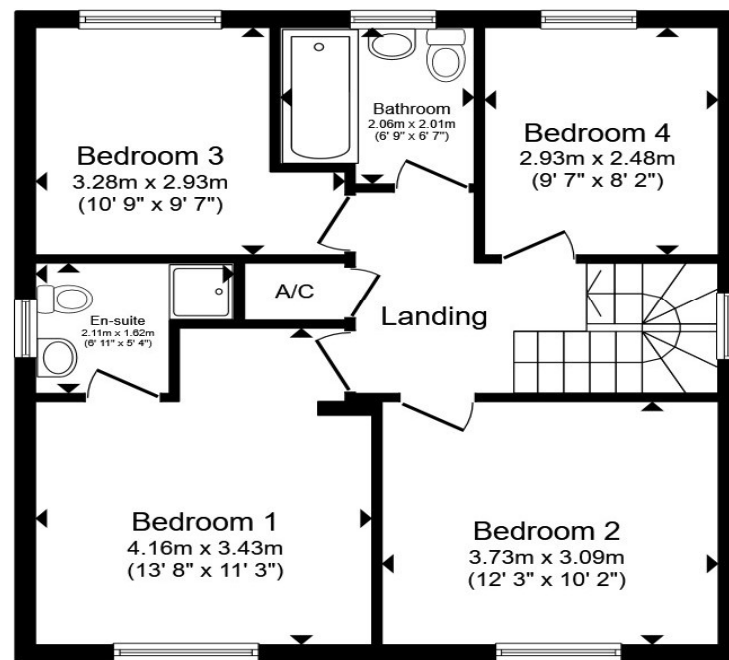


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**Ground Floor**



**First Floor**

Total floor area 120.9 m<sup>2</sup> (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](http://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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113028 - 0004

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