





Hauser Close,Quarrington Sleaford NG34 8WD

william h brown

welcome to

Hauser Close, Quarrington Sleaford

*** GUIDE PRICE £280,000 - £290,000 *** This impressive three-bedroom detached family home has been finished to a high standard throughout and is located within the sought after village of Quarrington with excellent access to the town centre and amenities.













Entrance Hall
Leading through a composite uPVC front door with entrance matting and LVT flooring, radiator, understairs storage cupboard and stairs rising to the first floor. There is also access into the garage, WC, lounge and kitchen diner.

Lounge
A spacious bay fronted lounge with electric fire, two radiators and double glazed bay window to the front.

Kitchen Diner
A stunning open-plan kitchen diner with a Howdens handleless grey gloss kitchen comprising of wall and base level units with laminate work surfaces with matching upstands & splashback, LED plinth lighting and LED under cabinet lighting. The kitchen has fitted appliances including a NEFF five ring induction hob, extractor hood, NEFF double oven, integrated dishwasher, space for a wine cooler, built-in double bin unit and space for an American fridge freezer with matching surround. The kitchen also offers an anthracite grey vertical radiator and two double glazed windows to the rear. The dining area benefits from an anthracite grey vertical radiator and double glazed French doors leading out to the patio. There is grey tiled effect LVT flooring throughout the whole kitchen diner.

Wc
Fitted with a WC, wash hand basin with vanity unit, radiator and frosted double glazed window to the front.

First Floor Landing
A bright first floor landing with airing cupboard with shelving, radiator, frosted double glazed window to the side and loft hatch access with ladder and is partially boarded.

Bedroom One
A generously sized double bedroom with built-in wardrobes with Ikea PAX storage, double glazed window to the front and TV point.

Ensuite
Fitted with tiled floor, partly tiled walls, WC, wash hand basin with vanity unit, chrome heated towel rail, LED wall mirror, extractor fan, shower enclosure with fully tiled walls, Aqualisa dual head mixer shower and frosted double glazed window to the side.

Bedroom Two
Also a double bedroom with radiator and double glazed window to the rear.

Bedroom Three
A good-sized third bedroom with a radiator and double glazed window to the front.

Bathroom
A modern three-piece family bathroom with tiled flooring, WC, wash hand basin with vanity unit, chrome heated towel rail, extractor fan, bath with tiled surround and Mira electric shower over. The bathroom also benefits from a large LED mirror, LED lighting in the bath panel and frosted double glazed window to the rear.

Outside Front
The front of the property offers a driveway suitable for two vehicles, paved path to the side of the property with access to the rear garden, laid to lawn and decorative slate.

Garage
Accessed from both a manual up and over door to the front and also a door from the entrance hall. The garage benefits from wall and base level units with plumbing for two washing machines and space for a tumble dryer. The Baxi combi gas central heating boiler is also housed in the garage and consumer unit.

Rear Garden
The rear of the property is enclosed with timber fencing, paved patio and decking ideal for entertaining. There is a large laid to lawn area, borders with planting, path leading to a shed, laurel hedge, side gate access, a cold-water tap and outside lighting.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.
Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.

welcome to

Hauser Close, Quarrington Sleaford

- Impressive three-bedroom detached house
- Stunning open-plan kitchen diner
- Master bedroom with ensuite
- Cloakroom & family bathroom
- Rear enclosed garden with patio & decking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

guide price

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113353

The Property Ombudsman

Property Ref:
SNH113353 - 0006

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.

william h brown

01529 303040

Sleaford@williamhbrown.co.uk

75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA

williamhbrown.co.uk

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.