

**DRAFT**

***SPIRE VIEW,  
QUARRINGTON, NG34 7RN***



**£185,000**

***A spacious Three Bedroom End Terrace House located at the end of a quiet road within this popular residential area and offered to the market with No Onward Chain. The property is tucked away making this a particularly private setting and offers Off Road Parking for Two Vehicles, Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Downstairs W.C., Lounge, 17'4" Kitchen Diner, Three Bedrooms, En-suite Bathroom off the master, and Family Bathroom. Outside there are gardens to the front, side and rear of the property, with the Rear Gardens being Fully Enclosed and designed with Ease of Maintenance in mind. Internally the property would benefit from some cosmetic updating however offers a buyer the opportunity to make this into a superb home.***

**Directions:**

From our offices head South and turn right onto Westgate and follow the road as it bears to the left into Castle Causeway. Continue over the level crossing into King Edward Street and at the 'T' junction, turn right onto Grantham Road. Take the fourth left into Northfield Road and take the first turning on the left into Spire View. Follow the road as it bears to right where the property is located on the left-hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the Entrance Hall having coved ceiling, smoke alarm, and radiator.

**Lounge: 3.23m (10'7") x 4.57m (15'0")**

Having coved ceiling and radiator.

**Cloakroom:**

Having close coupled w.c., floating corner hand washbasin with pillar taps. tiled splashbacks, extractor fan, and radiator.

**Kitchen Diner: 5.28m (17'4") x 3.05m (10'0")**

Having a range of matching wall and base units with worktop over, single stainless steel drainer sink with mixer tap, single electric oven, inset four ring gas hob with matching unit cooker hood over, tiled splashbacks, space and plumbing for washing machine, space for under counter fridge, wall mounted Gas central heating boiler, radiators, and rear entrance door.

Stair from the entrance hall provide access to the **First Floor Landing** having smoke alarm, loft access, airing cupboard, and radiator.

**Bedroom 1: 3.43m (11'3") x 3.76m (12'4") max**

Having radiator.

**En-suite: 1.83m (6'0") x 1.63m (5'4")**

Having close coupled w.c., vanity hand washbasin with mixer tap, separate shower cubicle with mains fed shower, tiled splashbacks, shaver point, and radiator.

**Bedroom 2: 3.28m (10'9") x 2.87m (9'5") max**

Having radiator.

**Bedroom 3: 2.87m (9'5") x 2.87m (9'5") max**

Having radiator.

**Bathroom: 1.68m (5'6") x 2.13m (7'0")**

Being part tiled and having close coupled w.c., pedestal hand washbasin with mixer tap, panelled bath with mixer tap and mains shower attachment over, extractor fan, and radiator.

**Outside:**

A block paved path provides access to the front entrance door, with the remainder of the front gardens being laid to lawn with gravelled borders for ease of maintenance, and a further side garden being laid to lawn with



**Lounge**



**Kitchen Diner**



**Further Aspect**



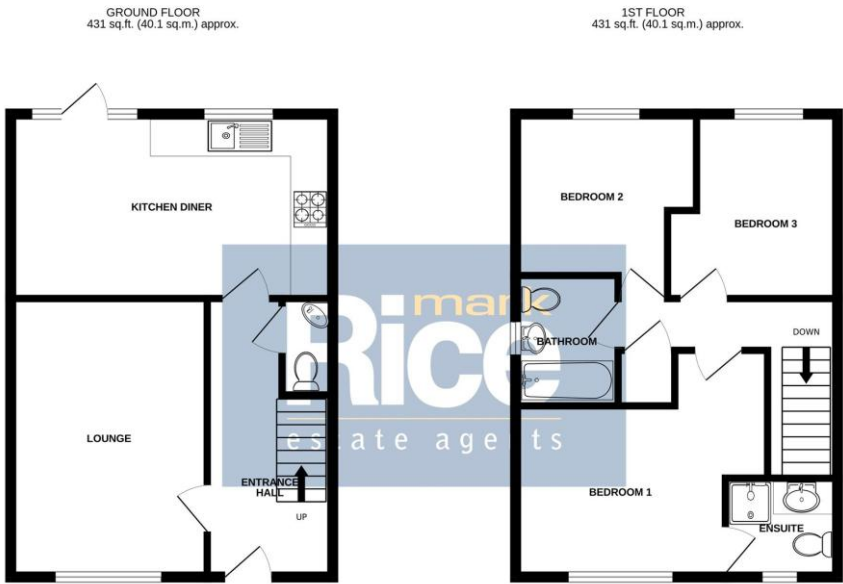
**Bedroom 1**



**En-suite**

gravelled borders and partially enclosed by hedging. A block paved drive provides off road parking for two vehicles which leads to the timber gate providing access to the rear gardens which are laid to gravel for ease of maintenance with small patio area, all enclosed by timber fencing with a timber shed included. A cold-water tap is fitted.

**Council Tax Band: B**



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bedroom 2**



**Bedroom 3**



**Bathroom**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		73	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Rear Garden**



**Driveway**

*Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 11/6/26*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**