

***PARK HILL,
QUARRINGTON, NG34 8WR***



£230,000

Located in this new and popular development within the village of Quarrington and with the advantage of No Forward Chain, a Three Bedroom Semi Detached House with Garage, Double Width Drive and an Enclosed South Facing Rear Garden. The property has six years remaining on the NHBC certificate and also benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge, 15'3 Kitchen Diner with built-in appliances, Three Bedrooms and Bathroom. A drive to the front of the property leads to the Attached Garage. This is a beautifully presented property, and early viewing is highly recommended.

Directions:

From our office follow the one way system past the Market Place turning right into Carre Street and bear right again towards the Handley Monument. Filter left and after the level crossing, turn right into Grantham Road and filter left into London Road. Take the sixth turning on the right hand side into Town Road and turn left into Park Hill. At the 'T' junction turn right and the property is located on the left hand side as indicated by our 'For Sale board.

An entrance door provides access to the Hall having radiator.

Cloakroom:

Having low level w.c, vanity hand washbasin with mixer tap, radiator, tiled floor and tiled splashbacks.

Lounge: 4.44m (14'7") x 3.68m (12'1") max

Having radiator and electric fire.

Kitchen Diner: 4.65m (15'3") x 2.95m (9'8")

Having a range of wall and base units with worktop over, integrated fridge freezer, eye level oven, electric hob with cooker hood over, built-in dishwasher, plumbing for washing machine, single drainer inset sink with monobloc tap, tiled floor, French doors to the rear garden and understairs store cupboard with light.

Stairs from the hall provide access to the first floor landing having airing cupboard.

Bedroom 1: 3.96m (13'0") x 2.62m (8'7")

Having radiator.

Bedroom 2: 3.45m (11'4") x 2.62m (8'7")

Having radiator.

Bedroom 3: 2.49m (8'2") x 1.90m (6'3")

Having radiator.

Bathroom:

Being fully tiled and having 'P' shaped bath with mixer tap and mains fed shower over, vanity hand washbasin with mixer tap, low level w.c, chrome towel radiator, extractor fan and shaver point

Outside:

The front garden has a lawn area with further low maintenance gravelled areas, and a paved drive provides **Parking** and approaches the **Attached Garage 5.33m (17'6") x 2.54m (8'4")** having up and over door, light and power points and housing the gas central heating boiler. The **South Facing Rear Garden** is fully enclosed and laid mostly to lawn with a patio area, and a cold water tap is fitted.

Council Tax Band B.



Lounge



Kitchen Diner



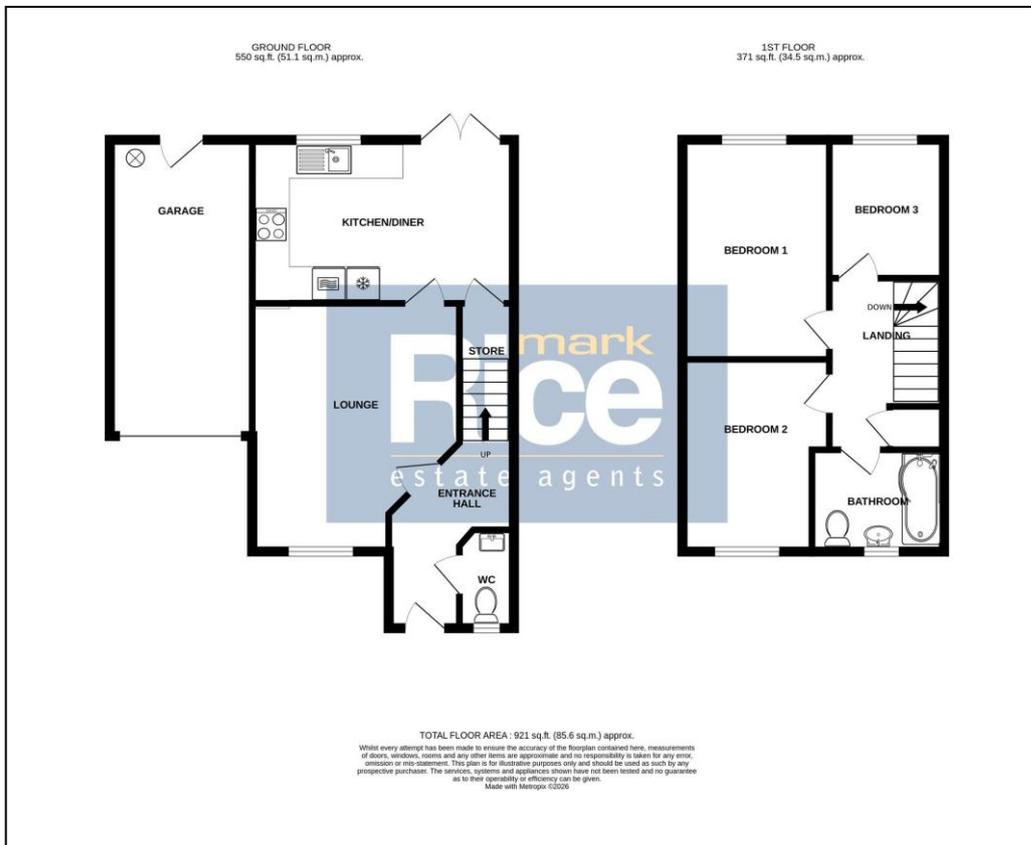
Further Aspect



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 04/03/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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