

Athelstan Close, Quarrington, Sleaford, NG34 8UY



Asking Price £265,000 Freehold



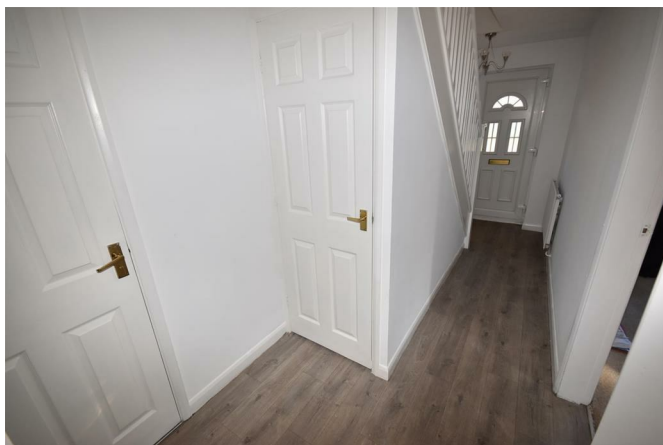
Nestled in the tranquil cul-de-sac of Athelstan Close in Quarrington, Sleaford, this charming detached house offers a perfect blend of comfort and modern living. Built in 1995, the property spans an impressive 1,485 square feet, providing ample space for families or those seeking a little extra room to breathe.

The house boasts four well-proportioned double bedrooms, ensuring that everyone has their own private sanctuary. The master bedroom features an ensuite bathroom, adding a touch of luxury to your daily routine. In addition to the ensuite, there is a family bathroom, thoughtfully designed to cater to the needs of the household.

The heart of the home is undoubtedly its three reception rooms, which include a separate dining room ideal for hosting dinner parties or family gatherings. The inviting conservatory extends the living space, allowing for a seamless connection with the outdoors, perfect for enjoying sunny afternoons or quiet evenings.

Practicality is key, with a utility room and a convenient ground floor WC, making daily chores and entertaining guests a breeze. The property also offers parking for two vehicles, ensuring that you and your guests have ample space. The boiler is less than 12 months old providing gas central heating with radiators to all rooms and hot water on demand, UPVC double Glazed with an EPC Rating: D (would be higher if re-done due to new combi boiler) and Council Tax Band: D

Entrance Hall
16'1" x 5'7"



The property is entered through a UPVC door into the hallway having a window to front, stairs to 1st floor landing, doors to WC, Dining room, lounge and kitchen.

Living Room
14'2" x 11'3"



Window to side, fireplace, patio door to conservatory, carpeted flooring and pendant lighting and an opening into dining room. (doors in garage if preference to go back)

Dining Room
10'7" x 8'8"



Window to front, carpeted flooring and pendant lighting.

WC
5'9" x 2'10"

Close coupled toilet and corner sink

Kitchen
8'8" x 11'5"



Window to rear, range of wall and base units with laminate worktop with grey tiled splash-back, electric oven, gas hob with extractor above, one and half bowl sink with mixer tap, space and plumbing for two under counter appliances and vinyl flooring.

Utility
5'9" x 5'1"



Door to side passageway, vinyl flooring, boiler (replaced less than 12 months ago but not shown in photo) space for many appliances.

Conservatory
7'4" x 10'1"



Having a tiled floor, radiator for extra warmth in the winter and double doors to patio.

Master Bedroom
9'4" x 13'8"



Window to rear, built in wardrobes with mirrored sliding doors, carpeted flooring, pendant lighting and door to ensuite.

En-suite
5'7" x 5'7"



Window to side with frosted glass, vinyl flooring, shower cubicle, close coupled toilet, pedestal sink, wall mounted mirror, tiled walls floor to ceiling and extractor fan.

Bedroom 2 8'10" x 6'7"



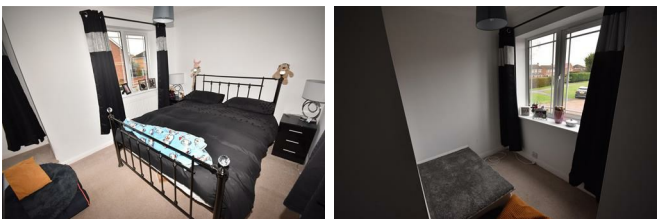
Window to rear, carpeted flooring and pendant lighting.

Bedroom 3 6'7" x 8'2"



Window to front, carpeted flooring and pendant lighting.

Bedroom 4 8'8" x 14'6"



Two windows to front, carpeted flooring and pendant lighting.

Bathroom



Window to side with frosted glass, vinyl flooring, "P" shaped bath with shower over, close coupled toilet, pedestal sink and feature tiling to walls.

Landing 7'10" x 3'0"

Storage cupboard, carpeted flooring, smoke alarm, loft access and pendant lighting.

Garage 12'2" x 8'2"

Up and over door and power.

Outside



The front is low maintenance with a block area left of the driveway.

The rear garden has a split level comprising of a lawn with raised flower beds to the left and a raised patio area to the right with an additional patio from the conservatory.

Disclaimer 1

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the

property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

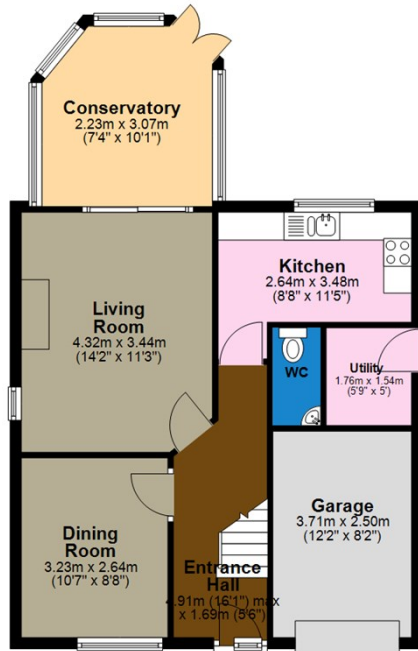
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Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

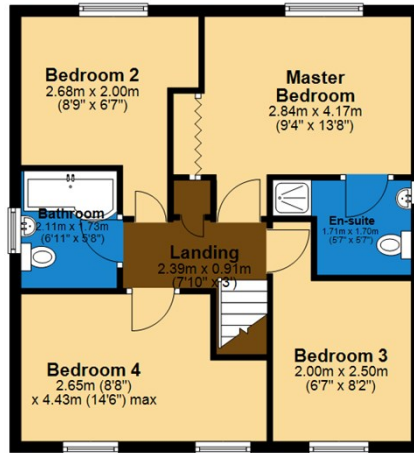
Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



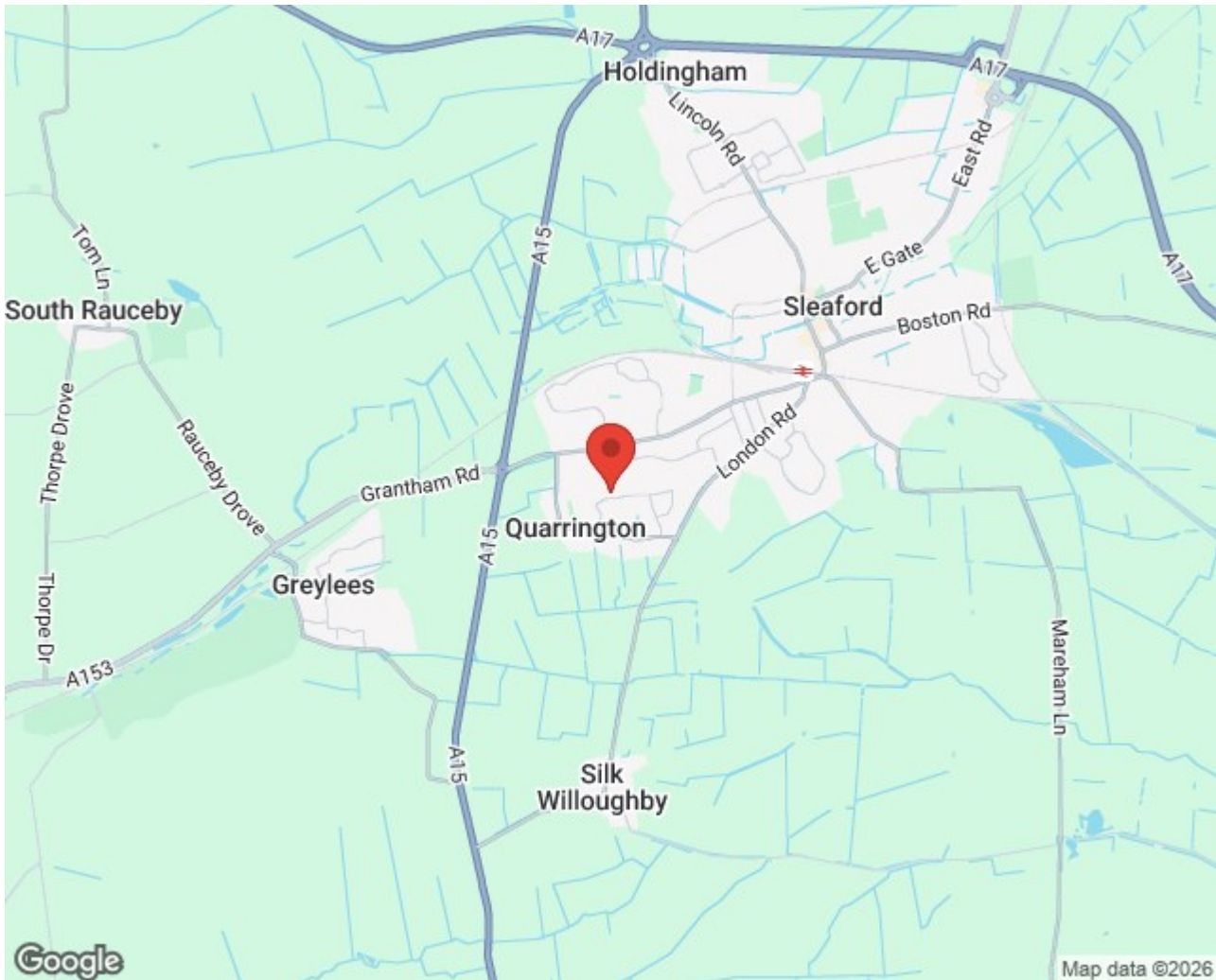
First Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



Total area: approx. 116.7 sq. metres (1256.0 sq. feet)

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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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