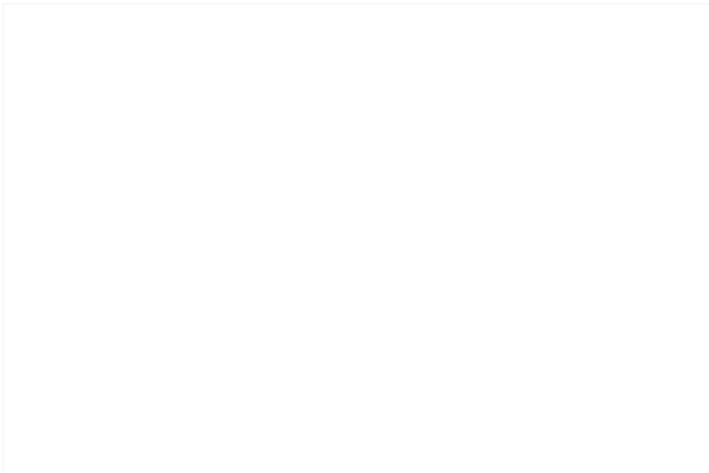


EPC TO FOLLOW



10 Northumbria Road, Quarrington, Sleaford, Lincolnshire, NG34 8UT

£230,000 Freehold

Offering a generous plot on this popular Quarrington development on the outskirts of Sleaford, this THREE-bedroom detached home has accommodation comprising entrance hall, living room, separate dining room, kitchen/breakfast room, utility room, cloakroom, and 3 first-floor bedrooms with a family bathroom and en-suite shower room.

Whilst well presented, the property offers the new owners the opportunity to add their own stamp.



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See things differently.

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ACCOMMODATION

Entrance Hall - Approached by a part-glazed UPVC door with opaque glazed side window, the entrance hall gives access to principal ground-floor rooms, has a radiator, and a staircase to the 1st floor.

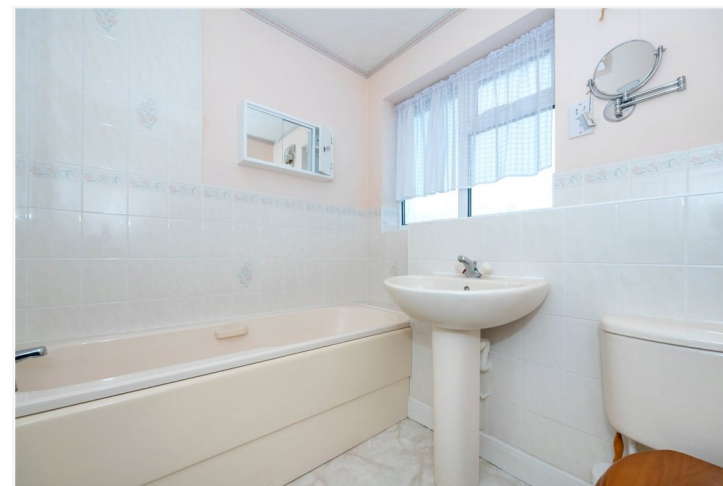
Living Room - 13'8" x 11'8" (4.17m x 3.56m) Having a walk-in UPVC bay window to front aspect, radiator, television point, double doors to dining room, and coving to ceiling.

Dining Room - 10'4" x 10' (3.15m x 3.05m) Glazed UPVC door to rear aspect with two full-height side windows, radiator, coving to ceiling.

Kitchen Breakfast Room - 10'3" x 7'9" (3.12m x 2.36m) UPVC window to rear aspect, fitted with a range of base and eye-level units with bevel-edged worktop over, electric oven and hob, one-and-a-half-bowl stainless steel sink, radiator.

Utility Room - 8'3" x 4'8" (2.51m x 1.42m) Glazed UPVC door to rear aspect, larder storage cupboard and bevel-edged worktop, space for washing machine and additional appliance.

WC - Opaque glazed window to rear aspect, fitted with a 2-piece suite comprising close-coupled WC, corner wall-mounted hand wash basin, radiator.



Bedroom One - 11'9" x 11'4" (3.58m x 3.45m) UPVC window to front aspect, radiator.

En-Suite - Opaque glazed window to side aspect, fitted with a 2-piece suite comprising tiled shower cubicle with mains-fed shower, vanity shelf with inset basin, radiator.

Bedroom Two - 10'7" x 10' (3.23m x 3.05m) UPVC window to rear aspect, radiator.

Bedroom Three - 7'10" x 7'8" (2.4m x 2.34m) UPVC window to rear aspect, radiator.

Bathroom - 6'9" x 6' (2.06m x 1.83m) Opaque glazed window to front aspect, fitted with a 3-piece suite comprising panelled bath with mixer shower over, close-coupled WC, pedestal hand wash basin, radiator, and half-height wall tiling.

Outside - The front of the property has a gravelled driveway leading to the garage (18' x 9'2") with up-and-over door to front aspect, light, and power point. The front garden is laid to lawn with established inset shrubbery.

The rear gardens are lower maintenance, with a paved patio, low-maintenance gravelled central garden with rotunda patio, and surrounded by paved pathways and established shrub borders.

COUNCIL TAX BAND

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