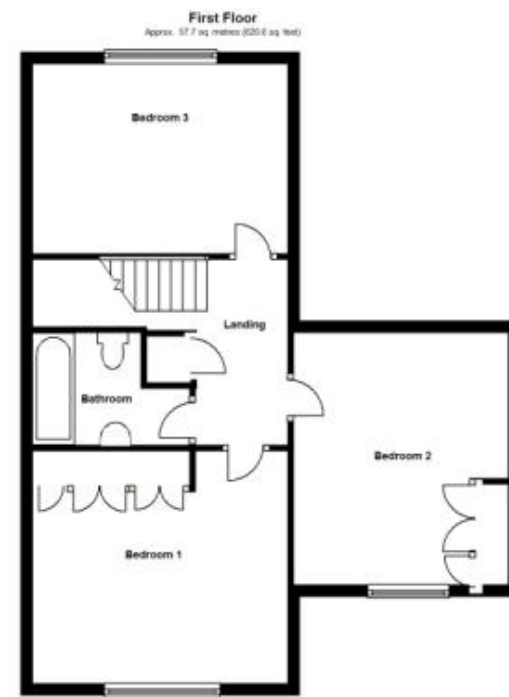


EPC TO FOLLOW



## Walnut Cottage, 34 Town Road, Quarrington, Sleaford, Lincolnshire, NG34 8RS

£410,000 Freehold

Winkworth are delighted to offer for sale this rarely available Grade II Listed, Three Bedroom Semi-Detached Stone Cottage located in the extremely desirable location of Quarrington. To the outside, the front of the property boasts a lawned area with numerous plants and shrubs, fencing to the side aspect, recently installed twin metal gates and a stunning Walnut Tree.

The accommodation comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Dining Room, Kitchen, Three fantastic sized Double Bedrooms and a Family Bathroom.

A viewing is highly advised.

GRADE II LISTED COTTAGE | STUNNING LANDSCAPED GARDEN | AMPLE PARKING | EXTREMELY DESIRABLE LOCATION | DETACHED DOUBLE GARAGE | SNUG/GAMES ROOM ABOVE GARAGE | NON-OVERLOOKED | SOUTH FACING REAR GARDEN | SPACIOUS ACCOMMODATION | RARELY AVAILABLE



**Bedroom One** - 14' x 12'8" (4.27m x 3.86m) Window to the front aspect, fitted with a generous range of bespoke oak wardrobes, radiator.

**Bedroom Two** - 14' x 11'8" (4.27m x 3.56m) Window to front aspect, radiator bespoke double wardrobe with over head storage.

**Bedroom Three** - 15' x 10'5" (4.57m x 3.18m) Window to rear aspect affording garden views, fitted with a bank of bespoke wardrobes and storage to one wall.

**Family Bathroom** - Fitted with a 3 piece suite comprising shaped panelled bath with mains fed shower over, close coupled WC, pedestal hand wash basin and complimentary ceramic wall tiling.



**Detached Double Garage/snug/games room** - 17'8" x 17'8" (5.38m x 5.38m) This superb modern stone built detached double garage boasts a large 1st floor games room with options to be used as a snug or even work from home space.

**Outside** - to the front is a lawned garden with front border and hedging.

twin metal gates give access to the side generously proportioned driveway offering ample off street parking for numerous vehicles and leading to the detached double garage.

The rear garden is of particular note being generously proportioned, southerly facing and highly private, couple this with a significant investment by the current owner giving a patio to the rear of the property, shaped pathways, a 2nd paved seating area, summerhouse with power supply, generous lawns and well stock beds and borders.

## ACCOMMODATION

**Entrance Hall** - Approached by hardwood entrance door, having window to front and side aspects, solid wood flooring, understairs storage cupboard.

**Downstairs Cloakroom** - Windows to side aspect, fitted with a 2 piece suite comprising close coupled WC, wall mounted hand wash basin.

**Kitchen/Breakfast Room** - 14'8" x 7'6" (4.47m x 2.29m) Window to rear aspect affording garden views, fitted with a generous range of base and eye level units with space for fridge/freezer and range cooker.

**Living Room** - 20'5" x 14' (6.22m x 4.27m) Having windows to both front and side aspects, a recessed fireplace with log burning stove, radiator, television point.

**Dining Room** - 14' x 11'9" (4.27m x 3.58m) Being dual aspected with window to front aspect, french doors to the southerly rear aspect giving access to the patio and garden, solid wood flooring, radiator.



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold