

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



24 Northumbria Road, Quarrington, Lincolnshire, NG34 8UT

£335,000 Freehold

Situated on a generous corner plot within a sought-after residential development, this immaculately presented four-bedroom detached family home offers approximately 1,350 sq ft of well-planned accommodation, beautifully updated throughout and ready for its next owners to move straight in. The current owners have continued to enhance the property, including the installation of stylish window shutters to the frontage and the fitting of a new boiler.

Four Bedroom Detached Family Home | Immaculately Presented Throughout | Popular Corner Plot Position | Refitted Contemporary Kitchen | Separate Utility Room | Spacious Bay-Fronted Lounge | Dining Room & Conservatory | Ground Floor Cloakroom | Master Bedroom With En-Suite | Fitted Wardrobes to all Bedrooms | Stylish Refitted Family Bathroom | Integral Garage & Driveway | Enclosed, Private Rear Garden



The accommodation begins with a welcoming entrance hall leading to a spacious bay-fronted sitting room, providing a bright and comfortable living space. Double doors open into the separate dining room, which in turn leads into the conservatory overlooking the rear garden, creating an excellent flow for both everyday family life and entertaining.

The kitchen has been tastefully refitted with a range of contemporary high-gloss units, generous worktop space, integrated appliances and a free standing breakfast bar, offering a stylish yet practical space for modern living. A separate utility room provides additional storage and space for appliances with access to the rear garden. Completing the ground floor is a modern cloakroom.

Upstairs, the property offers three double bedrooms and a fourth single bedroom, including a generous principal bedroom benefitting from extensive fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a beautifully refitted family bathroom finished with modern tiling, vanity storage and a bath. The fourth bedroom offers excellent flexibility as a nursery, home office or guest room.



Outside, the enclosed rear garden enjoys a good degree of privacy and has been designed for low maintenance, with a generous lawn, paved seating areas and established flower and shrub borders. To the front, the property benefits from an attractive landscaped frontage, a driveway providing off-road parking and an integral garage.

Occupying an enviable corner position within this popular development, the property is ideally placed for local amenities, schools and transport links, making it an excellent choice for anyone seeking a home that is ready to enjoy from day one.

ACCOMMODATION

- Entrance Hall
- Ground Floor WC
- Sitting Room - 18'6" x 10'8" (5.64m x 3.25m)
- Dining Room - 10'6" x 8'11" (3.2m x 2.72m)
- Kitchen/Breakfast Room - 12'3" x 10'2" (3.73m x 3.1m)
- Conservatory
- Utility Room
- Bedroom One - 13'4" x 11'11" (4.06m x 3.63m)
- En-Suite Shower Room
- Bedroom Two - 11'7" x 9'7" (3.53m x 2.92m)
- Bedroom Three - 10'3" x 8'4" (3.12m x 2.54m)
- Bedroom Four / Study - 9'4" x 6'7" (2.84m x 2m)
- Family Bathroom
- Integral Garage - 17'7" x 8'2" (5.36m x 2.5m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D