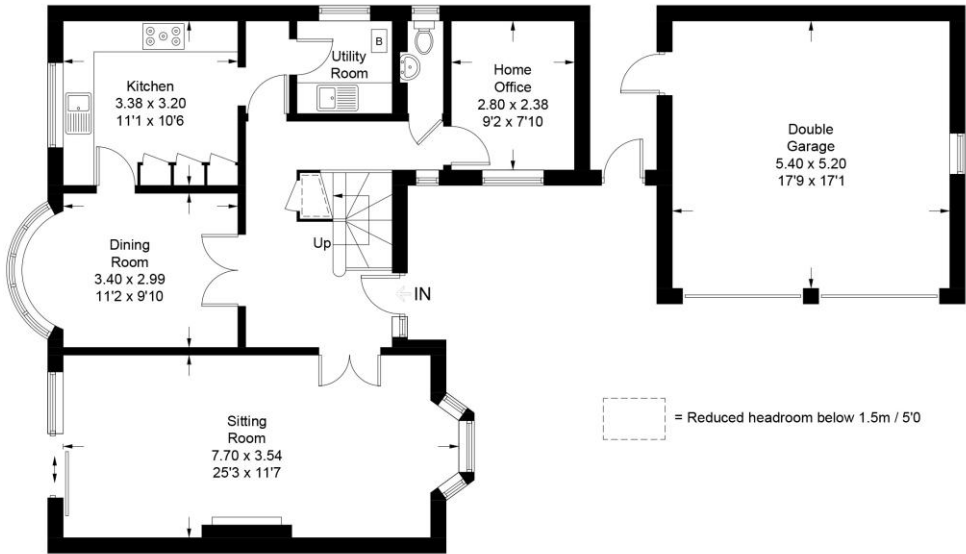


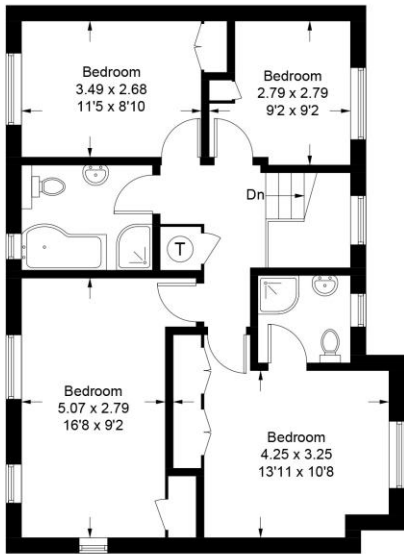
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

23 Aidan Road

Approximate Gross Internal Area  
Ground Floor = 79.7 sq m / 858 sq ft  
First Floor = 66.4 sq m / 715 sq ft  
Garage = 28.2 sq m / 303 sq ft  
Total = 174.3 sq m / 1876 sq ft



Ground Floor



First Floor

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.



23 Aidan Road, Quarrington, Lincolnshire, NG34 8UU

£425,000 Freehold

A superb opportunity to acquire an immaculately presented and exceptionally spacious family home, located within this highly sought-after development built by David Wilson Homes.

The property benefits from a modern fitted kitchen and bathroom, uPVC soffits and fascias, and a lovely stylish wood-effect Karndean flooring. Additional benefits include gas central heating and uPVC double glazing throughout.

Immaculately Presented Family Home | Sought-After Location | Modern Kitchen And Bathroom | Stylish Karndean Flooring | Four Spacious Double Bedrooms | En-Suite And Vaulted Ceiling to Master | Detached Double Garage | Ample Parking | Enclosed Garden With Pergola





DESCRIPTION

The accommodation comprises of Entrance Hall, Downstairs W/C, dual-aspect lounge with patio doors opening onto the garden, generous dining room with bay window, study, and a beautiful modern kitchen featuring quartz work surfaces, and integrated appliances. A utility room completes the ground floor.

To the first floor, the landing gives access to four double bedrooms, with the master bedroom benefitting from an en-suite shower room, along with a modern family bathroom. The master Bedroom also boasts a vaulted ceiling, adding plenty of natural light.

Externally, the property is approached via a large driveway providing off-road parking for up to four vehicles, together with a detached double garage. To the rear, the garden is fully enclosed by fencing and features a shaped lawn with decorative borders. There is a large patio and a substantial pergola with lighting and power, providing the perfect setting for outdoor entertaining.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 25'1" x 11'7" (7.65m x 3.53m)

Dining Room - 15'3" x 9'9" (4.65m x 2.97m)

Kitchen - 11' x 10'5" (3.35m x 3.18m)

Study - 9'1" x 7'9" (2.77m x 2.36m)

Utility room - 6' x 5'9" (1.83m x 1.75m)

Bedroom One - 13'2" x 12'1" (4.01m x 3.68m)

En Suite Shower Room

Bedroom Two - 16'7" x 11'1" (5.05m x 3.38m)

Bedroom Three - 13'4" x 8'9" (4.06m x 2.67m)

Bedroom Four - 9'1" x 7'2" (2.77m x 2.18m)

Family Bathroom

Detached Double Garage - 17' x 17' (5.18m x 5.18m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E