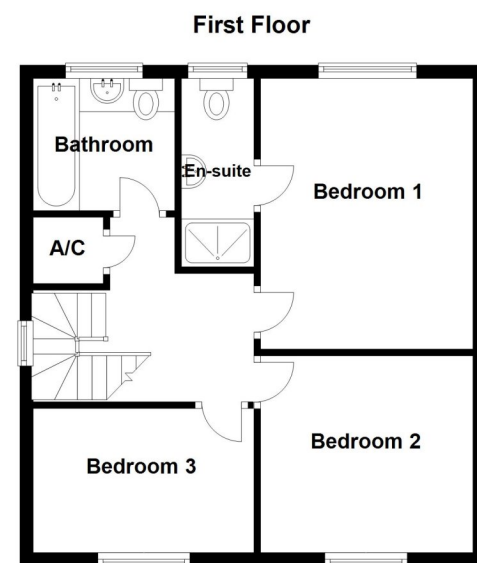
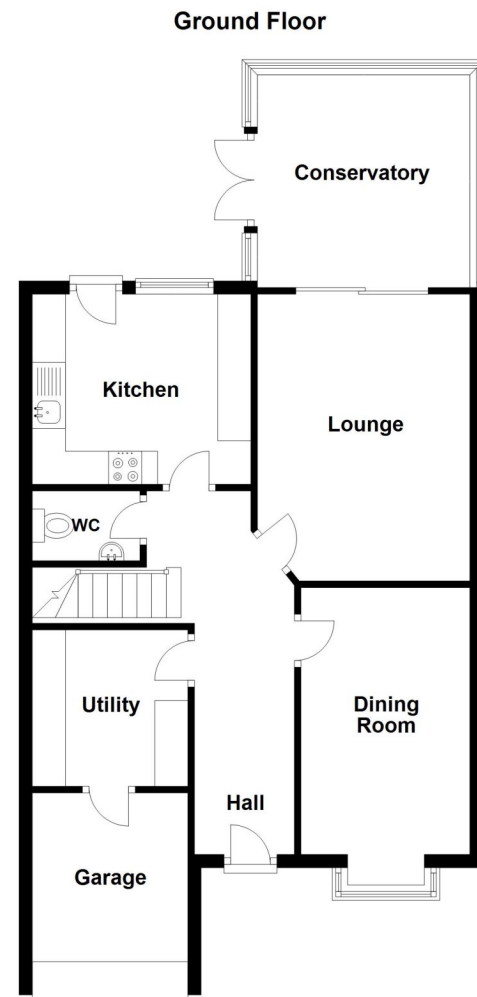


**Aidan Road, Quarrington, Sleaford**

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**11 Aidan Road, Quarrington, Sleaford, Lincolnshire, NG34 8UU**

**£279,950 Freehold**

Winkworth are pleased to offer for sale this stunning Three Bedroom Detached Home which has been extremely modernised throughout by the current owners. The works that the owners have carried out include an extremely stylish Kitchen with Neff & Smeg built in appliances, new flooring throughout the property and a modern scheme of decoration throughout. The garage has also been half converted to create Utility Room, with the front half of the garage remaining the same. The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Cloakroom, Conservatory, Three Double Bedrooms, En-Suite to Master and a Family Bathroom. Outside, to the front of the property, there is a tarmac driveway offering off street parking for two vehicles, a small lawned area and a paved pathway to the side leading to the side gate, providing access to the rear garden. The rear garden is immaculately maintained with a large decking area at the rear of the garden which is a perfect sun trap. There are numerous established plants, trees and shrubs, fencing to all aspects, paved patio area, garden shed, outside light and outside tap. The property is located in the ever desirable Quarrington estate, situated on the edge of Sleaford. A viewing on this property is essential to appreciate the quality and size on offer.

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

[winkworth.co.uk/sleaford](http://winkworth.co.uk/sleaford)



See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Stunning Three Bedroom Detached Home | Newly Fitted Kitchen with Smeg & Neff Appliances | Conservatory | Non-Overlooked Rear Garden | Immaculately Maintained Gardens | Extremely Well Presented Throughout | Three Double Bedrooms | 1/2 Garage Conversion into Utility Room | Modern Floor Coverings & Decor Throughout | Desirable Location | Viewing is Highly Advised



See things differently.

## ACCOMMODATION

### Entrance Hall

Lounge - 14'2" x 10'6" (4.32m x 3.2m)

Dining Room - 12'8" x 8'4" (3.86m x 2.54m)

Kitchen - 10'10" x 9'3" (3.3m x 2.82m)

Conservatory - 10' x 9'7" (3.05m x 2.92m)

Utility Room - 7'9" x 7'9" (2.36m x 2.36m)

Bedroom One - 13'5" x 10'5" (4.1m x 3.18m)

En-Suite Shower Room

Bedroom Two - 10'10" x 10'7" (3.3m x 3.23m)

Bedroom Three - 10'3" x 7'2" (3.12m x 2.18m)

Family Bathroom

Garage - 9'4" x 7'9" (2.84m x 2.36m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C

