



**Hauser Close, Quarrington Sleaford NG34 8WD**

**welcome to**

**Hauser Close, Quarrington Sleaford**

This impressive three-bedroom detached family home has been finished to a high standard throughout and is located within the sought after village of Quarrington with excellent access to the town centre and amenities.



### **Entrance Hall**

Leading through a composite uPVC front door with entrance matting and LVT flooring, radiator, understairs storage cupboard and stairs rising to the first floor. There is also access into the garage, WC, lounge and kitchen diner.

### **Lounge**

A spacious bay fronted lounge with electric fire, two radiators and double glazed bay window to the front.

### **Kitchen Diner**

A stunning open-plan kitchen diner with a Howdens handleless grey gloss kitchen comprising of wall and base level units with laminate work surfaces with matching upstands & splashback, LED plinth lighting and LED under cabinet lighting. The kitchen has fitted appliances including a NEFF five ring induction hob, extractor hood, NEFF double oven, integrated dishwasher, space for a wine cooler, built-in double bin unit and space for an American fridge freezer with matching surround. The kitchen also offers an anthracite grey vertical radiator and two double glazed windows to the rear. The dining area benefits from an anthracite grey vertical radiator and double glazed French doors leading out to the patio. There is grey tiled effect LVT flooring throughout the whole kitchen diner.

### **WC**

Fitted with a WC, wash hand basin with vanity unit, radiator and frosted double glazed window to the front.

### **First Floor Landing**

A bright first floor landing with airing cupboard with shelving, radiator, frosted double glazed window to the side and loft hatch access with ladder and is partially boarded.

### **Bedroom One**

A generously sized double bedroom with built-in wardrobes with Ikea PAX storage, double glazed window to the front and TV point.

### **Ensuite**

Fitted with tiled floor, partly tiled walls, WC, wash hand basin with vanity unit, chrome heated towel rail, LED wall mirror, extractor fan, shower enclosure with fully tiled walls, Aqualisa dual head mixer shower and frosted double glazed window to the side.

### **Bedroom Two**

Also a double bedroom with radiator and double glazed window to the rear.

### **Bedroom Three**

A good-sized third bedroom with a radiator and double glazed window to the front.

### **Bathroom**

A modern three-piece family bathroom with tiled flooring, WC, wash hand basin with vanity unit, chrome heated towel rail, extractor fan, bath with tiled surround and Mira electric shower over. The bathroom also benefits from a large LED mirror, LED lighting in the bath panel and frosted double glazed window to the rear.

### **Outside Front**

The front of the property offers a driveway suitable for two vehicles, paved path to the side of the property with access to the rear garden, laid to lawn and decorative slate.

### **Garage**

Accessed from both a manual up and over door to the front and also a door from the entrance hall. The garage benefits from wall and base level units with plumbing for two washing machines and space for a tumble dryer. The Baxi combi gas central heating boiler is also housed in the garage and consumer unit.

### **Rear Garden**

The rear of the property is enclosed with timber fencing, paved patio and decking ideal for entertaining. There is a large laid to lawn area, borders with planting, path leading to a shed, laurel hedge, side gate access, a cold-water tap and outside lighting.

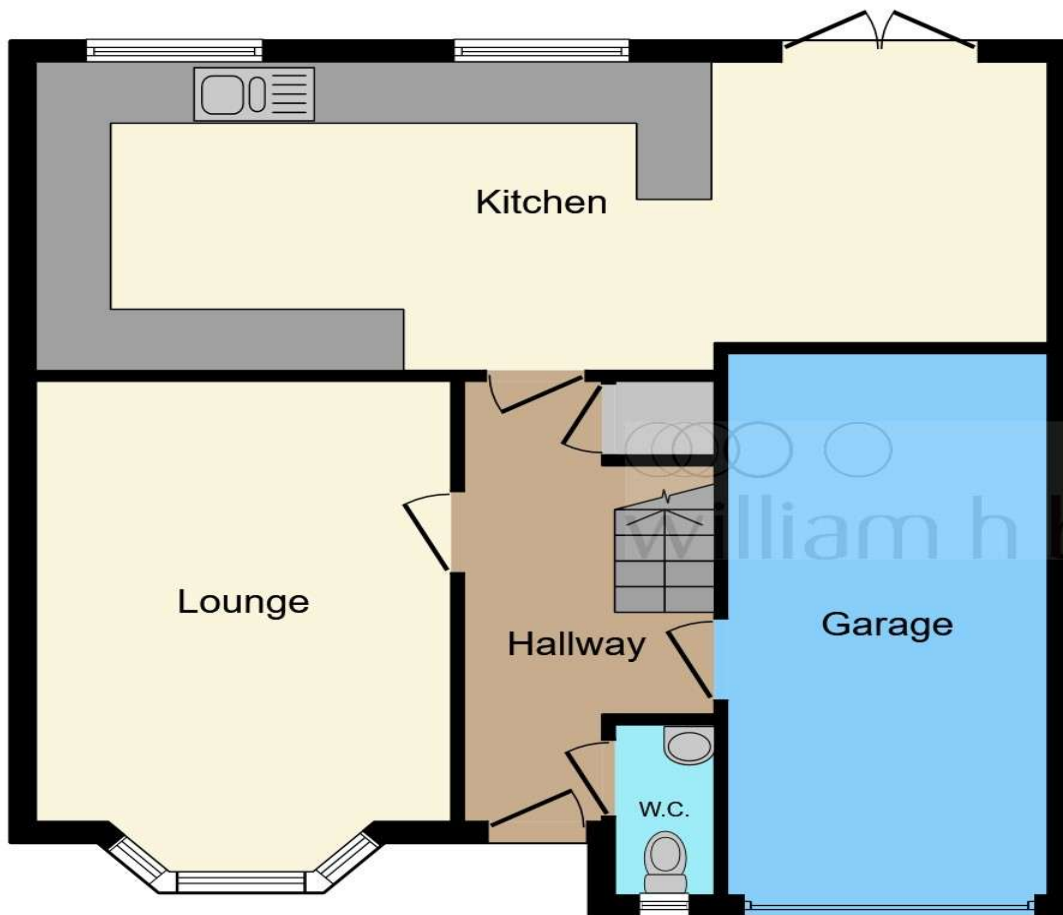
### **Agents Note**

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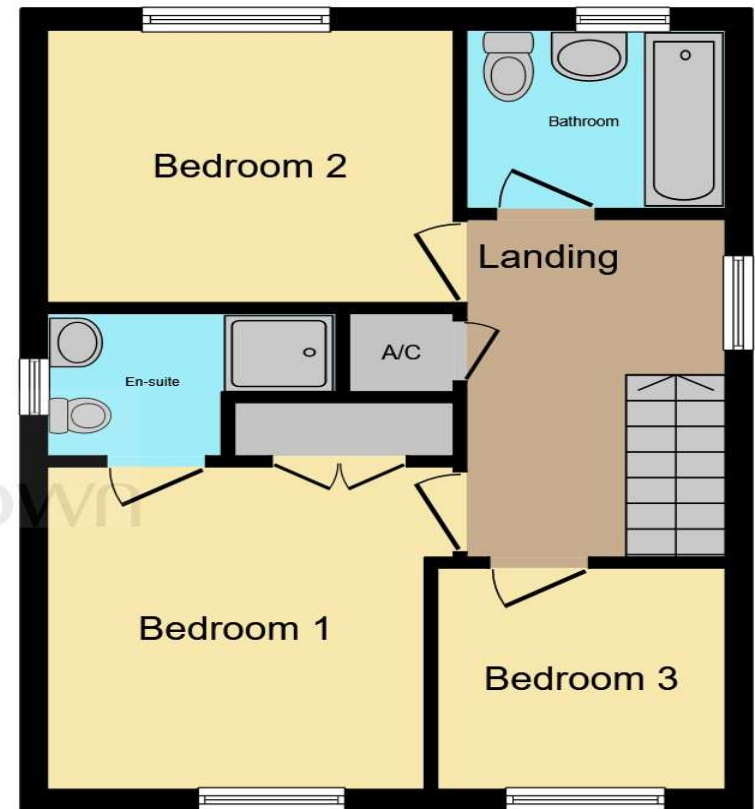


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**Ground Floor**



**First Floor**

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## Hauser Close, Quarrington Sleaford

- Impressive three-bedroom detached house
- Stunning open-plan kitchen diner
- Master bedroom with ensuite
- Cloakroom & family bathroom
- Rear enclosed garden with patio & decking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £290,000



Please note the marker reflects the postcode not the actual property

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SNH113353 - 0003

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