



**6 St. Margarets, Quadring, Spalding
Lincolnshire PE11 4PR**

Price £197,500 Freehold

Nestled in the charming village of Quadring, this delightful semi-detached house is a perfect family home. Boasting two reception rooms, three cosy bedrooms, and a well-appointed shower room, this property offers a comfortable and inviting living space.

Step inside to discover a great family home with two separate reception rooms, providing ample space for relaxation and entertainment. The open plan kitchen/diner is perfect for hosting family meals or social gatherings, creating a warm and welcoming atmosphere for all.

For those seeking educational opportunities, a short drive to Donington village presents further Primary and Secondary Schools, along with an array of shops and amenities to cater to all your needs. The absence of a chain means a smooth and hassle-free buying process, allowing you to make this house your own without delay.

One of the standout features of this lovely home is the ample off-road parking for up to four vehicles. The property also benefits from being within walking distance to the local playing green, convenience shop, Indian restaurant, and the esteemed Quadring Primary School, making daily errands a breeze. With the potential to extend the already generous off-road parking, this property offers flexibility and room for growth, ensuring that it can adapt to your changing needs over time.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the UPVC obscured double glazed front door, into the:-

ENTRANCE HALL :

With stairs leading up to the first floor accommodation and a storage area.

DINING/FAMILY ROOM :

11'0" x 10'0" (3.35m x 3.05m)

UPVC double glazed window to the front, radiator, power points and a TV point.

LOUNGE :

11'6" x 14'4" (3.51m x 4.37m)

UPVC double glazed window to the front, radiator, power points and a TV point.

OPEN PLAN KITCHEN/DINER :

Kitchen :

19'5" x 5'8" (5.92m x 1.73m)

UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, wall mounted Worcester Bosch boiler housed in a cupboard, space and point for a freestanding cooker, power points.

Dining Area :

8'6" x 8'1" (2.59m x 2.46m)

UPVC double glazed window to the side, UPVC obscured double glazed door to the side, space and point for a fridge/freezer, power points.

UTILITY ROOM :

8'2" x 5'6" (2.49m x 1.68m)

UPVC double glazed window to the side, space and plumbing for a washing machine, space and point for a freezer, space and point for a tumble dryer, power points.

LANDING :

Halfway up to the landing is a UPVC double glazed window to the rear, radiator, power points, loft access, storage cupboard.

REFITTED SHOWER ROOM :

UPVC obscured double glazed window to the rear, fully tiled shower cubicle with an electric mixer shower, vanity washbasin with a mixer tap over and a storage cupboard beneath, W.C with a push button flush, wall mounted heated towel rail.

BEDROOM ONE :

11'6" x 11'1" (3.51m x 3.38m)

UPVC double glazed window to the front, radiator and power points.

BEDROOM TWO :

11'0" x 10'0" (3.35m x 3.05m)

UPVC double glazed window to the front, radiator, power points and a TV point.

BEDROOM THREE :

10'5" x 9'3" (max) (3.18m x 2.82m (max))

UPVC double glazed window to the rear, radiator, power points and a TV point.

EXTERIOR :

The property offers a vast frontage being laid to lawn with a picket fence border. The is extended gravelled off-road parking for approximately five cars, with the side gate accessing the rear garden. The rear garden is enclosed by panel fencing and is laid to lawn with a block paved patio seating area and a shed.

SERVICES :

Council Tax Band - A (subject to change)

Energy Efficiency Rating - TBC

Gas Central Heating

Mains Water



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

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.
Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm
Saturday: 9am to 4pm
Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm
Saturday: 9am to 2pm
Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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EVENING & WEEKEND APPOINTMENTS AVAILABLE

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