



**Town Drove, Quadring, Spalding
Lincolnshire PE11 4PU**
Price £399,950 Freehold

- 1489 Square feet
~ Grade II Listed ~
~ Extended Detached Cottage ~

Nestled in Town Drove, Quadring, this detached cottage is a true countryside gem. Boasting 2 double bedrooms and 4 reception rooms, this stunning 300-year-old cottage offers a unique blend of history and modern comfort.

As you step inside, you'll be greeted by a beautifully designed interior. The lounge, family room and garden room all feature cosy log burners, perfect for those chilly evenings. The bespoke hand-made kitchen and elegant 4-piece bathroom add a touch of luxury to this quaint cottage.

One of the highlights of this property is the garden room extension, providing a tranquil space to relax and enjoy the picturesque views of the surrounding fields. With parking for 10 vehicles, a detached double garage/workshop with a hairdresser's room, and a separate open-fronted barn, there is no shortage of space here.

Outside, the property continues to impress with its vast driveway, and a garden split into three sections. The first part offers a BBQ area and pizza oven, while the rest is a lush lawn with a dedicated play area for children.

The property is conveniently located to be within walking distance to local shops, an Indian restaurant, and is then just a short drive to Quadring's local primary school. This property offers the perfect blend of rural tranquillity and everyday convenience, with excellent road links to Grantham, Boston, Spalding, and Lincoln. This countryside retreat truly provides the best of both worlds!

Energy Efficiency Rating	
	Potential
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	
	Potential
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	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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Through the wooden stable door, into the:-

OPEN PLAN KITCHEN/DINER :
29'0"(full length (8.84m(full length)

Kitchen - 1st Section
16'4" (width) (4.98m (width))

Having decorative wooden sealed double glazed windows to the side with secondary glazing inside, wooden bespoke base units with a work surface over, Belfast sink with a mixer tap over, wall mounted gas boiler housed in a matching cupboard, space and plumbing for a washing machine, space and point for a fridge, space and plumbing for a dishwasher all being housed in matching kitchen units, quarry tiled floor, vaulted ceiling, exposed beams, tiled splash-back's, power points, mezzanine floor.

An internal door leads to the staircase, which continues up to the first floor accommodation with its feature panelled walls and doors to both bedrooms.

Kitchen - 2nd Section
18'2" x 11'8" (5.54m x 3.56m)

Being double aspect with two wooden secondary glazed windows to the side, wooden sealed double glazed French doors to the far side, eye level units with bespoke base units having a work surface over, double Range with a double oven and grill including a seven burner gas hob with an extractor hood over.

Dining Area :
9'0" x 8'5" (2.74m x 2.57m)

The kitchen seamlessly flows through to the dining area, which has a wooden double glazed window to the side, radiator, power points and a block archway through to the garden room.

DOUBLE ASPECT GARDEN ROOM :
11'6" x 11'2" (3.51m x 3.40m)

With double glazed windows to the rear and side, double glazed French doors to the side, vaulted ceiling with apex windows overlooking the side and rear gardens, multi-fuel burner inset in an Inglenook fireplace, vaulted ceiling with inset spotlights and power points.

BOOT ROOM/PANTRY :
13'0" x 7'0" (3.96m x 2.13m)

Having a single glazed window to the side, bespoke base and eye level units with a work surface over, tiled floor, space and plumbing for an American fridge/freezer, space and point for a tumble dryer, a half mezzanine floor and the rest has a ceiling has inset spotlights and storage cupboards.

LOUNGE :
12'8" x 11'9" (3.86m x 3.58m)

Single glazed sash window to the side, a multi-fuel burner, solid wood flooring, radiator, power points, TV point and wall lights.

REAR ENTRANCE :

Wooden stable door to the rear, an understairs storage area, real wood flooring.

FAMILY ROOM :
12'5" x 12'0" (3.78m x 3.66m)

Single glazed wooden sash window to the rear, real wood flooring, multi-fuel burner, radiator, power points, exposed beams and wall lights.

SECOND FLOOR ACCOMMODATION :

An internal door from the first section of the kitchen leads to the staircase, which continues up to the first floor accommodation with its feature panelled walls and doors to both bedrooms.

PRINCIPLE BEDROOM :
13'0" x 12'5" (3.96m x 3.78m)

Single glazed window to the rear with secondary glazing, radiator, power points, fitted wardrobes, vaulted ceiling with exposed beams.

EN-SUITE W.C :

With a decorative single glazed leaded stained glass window to the front, internal obscured single glazed stained glass windows to the boot room overlooking the mezzanine floor, W.C and a vanity washbasin with taps over.

Note : restricted head-height

BEDROOM TWO :
13'1" x 12'2" (3.99m x 3.71m)

Single glazed window with secondary glazing to the rear, radiator, power points, built-in wardrobes, exposed beams, vaulted ceiling and a TV point.

REFITTED BATHROOM :

Obscured double glazed window to the rear, double shower with a built in mixer shower having an oversized fixed shower-head and a handheld shower-head with inset shelving and herringbone style tiled splash-back's, free standing roll edge bath with a telephone style mixer tap and a handheld shower, vanity washbasin with a mixer tap over and storage shelving and drawers beneath, herringbone style tiled splash-back's, vintage effect wall lights, vintage heated towel rail and a high flush W.C.

EXTERIOR :



The property is approached by double wooden gates

which open up to the gravelled off-road parking, running along the side of the cottage, where there are outside lights to the rear and additional gravelled off-road parking for numerous vehicles; this then continues onto the detached double garage/workshop.

The side and rear gardens are enclosed by panel fencing and mature hedges, with rural land to the side and rear. The garden is predominantly laid to lawn, with a summerhouse and a section of landscaped garden positioned adjacent to the dining area of the property, which is enclosed by picket fencing and panel fencing. The outdoor entertaining space is half laid to lawn with the rest being laid patio paving and having an outdoor pizza oven, outside power points and space for a gas barbecue.

DETACHED GARAGE/WORKSHOP :
27'0" x 18'4" (8.23m'0.00m" x 5.49m'1.22m")

Two wooden double doors to the front for vehicle access, with a section to the left hand side for a workshop, having power and lighting connected. In addition there is storage in the eaves and a separate cloakroom, which has a wooden obscured window to the side, a W.C and a pedestal washbasin with taps over.

In addition there is a separate office which is currently being used as a hair salon.

HAIR SALON/OFFICE :
13'7" x 7'0" (3.96m'2.13m" x 2.13m'0.00m")

Being situated within the garage block with a wooden window to the side, a wooden door to the rear, an electric heater, power points, fuse box, a hair salon basin with an electric handheld mixer shower.

SHED :
16'8" x 7'7" (4.88m'2.44m" x 2.13m'2.13m")

Situated to the rear of the garage/workshop, with a

wooden door to the side, and having power and lighting connected.

OPEN FRONTED STORAGE SHED/BARN :
27'0" x 14'3" (8.23m'0.00m" x 4.27m'0.91m")

Having a vaulted ceiling, power and lighting connected.

HISTORY :

Built in the 1700's, Lime Tree Cottage would have originally been thatched and is know to have been a farmhouse for many years.

Francis Smith ran his farm from here at the beginning of the 1800's, and had built the Salem Baptist Chapel, which would have been situated to the right of the cottage, looking from the front and the Smiths graveyard to the rear, with the farm eventually being sold by his descendants. The cottage at that time was known as Penfold Cottage, Penfold means that a pen was positioned to the side of the cottage in order to house stray animals who'd wandered from their normal grazing area. The animals would then be collected by their owners later; with some Penfold owners charging a nominal fee for this service. Fast-forward many years, and when the current farmers decided to retire, the land adjacent was sold to Broadgate Builders, who then built Casswell Drive just off Town Drove, with the cottage then being sold separately.

SERVICES :

Council tax Band - C (subject to change)

Energy Efficiency Rating - TBC

Gas Central Heating

Mains Water

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
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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.	

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