



Main Road, Quadring, PE11

Guide Price £300,000



Key Features

- Three bedroom detached house
- Non estate location
- Backing onto open fields
- Three reception rooms
- Converted garage
- Utility room & cloakroom



Three bedroom detached house situated in a non estate location with field views to rear, the property benefits from three reception rooms and converted garage which could be another bedroom. Viewing recommended.





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Full accommodation comprises; Entrance hall, living room, dining room, conservatory, kitchen, utility room, cloakroom, converted garage which can be used as a office or bedroom, first floor landing, three bedrooms and bathroom.

The property has a driveway providing off road parking, good size rear garden backing onto open fields.

Property & Services Information

Mobile Coverage; 4G coverage is available in the area - please check with your provider.

Broadband availability; Superfast broadband (FTTC) is available in the area.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

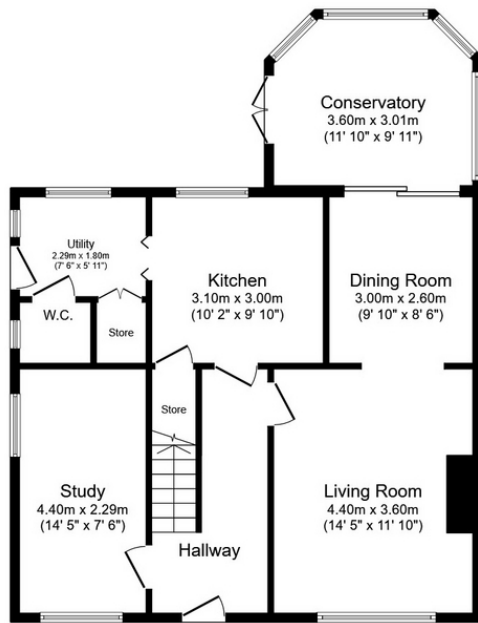
Utilities; Mains gas, electricity and mains water are connected.

Freehold

EPC Rating TBC

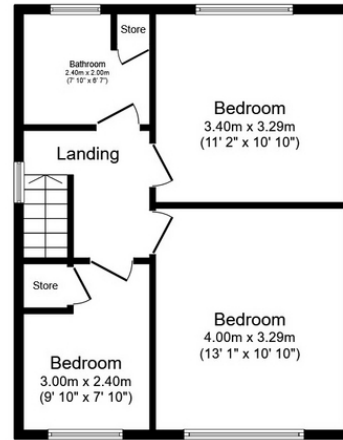
Council Tax Band C





Ground Floor

Floor area 72.4 sq.m. (779 sq.ft.) approx



First Floor

Floor area 43.5 sq.m. (468 sq.ft.) approx

Total floor area 115.9 sq.m. (1,247 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold
 Council Tax Band: C
 Council Authority: South Holland