



39 & 41 Quadring Road, Donington, Spalding, PE11 4TD



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Freehold

£160,000



Key Features

- Pair of semi-detached cottages
- Each with one bedroom
- Lounge & kitchen
- Off-road parking
- Side gardens
- Electric storage heaters
- EPC ratings C & D

A pair of semi-detached cottages in a village location being sold together and ideal for investment buyers. Both properties have accommodation comprising: entrance hall, lounge and kitchen to ground floor. Bedroom and bathroom to first floor. Both properties have off-road parking to the front and enclosed gardens to the side. The properties benefits from electric storage heaters and are double glazed.



39 QUADRING ROAD

ACCOMMODATION

Part glazed uPVC door through to the:

ENTRANCE HALL

Having electric storage heater, smoke alarm and staircase rising to first floor.

LOUNGE

4.82m x 3.15m (15'10" x 10'4")

Having window & french doors to side elevation, electric storage heater, telephone connection point and understairs storage cupboard. Archway through to the:

KITCHEN

2.47m x 2.19m (8'1" x 7'2")

Having window to side elevation, wood effect flooring and extractor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine under, cupboard over. Work surface return with cupboard & drawer under, cupboard over and space for electric cooker to side. Further work surface with cupboards & drawers under, cupboard over.

FIRST FLOOR LANDING

Having smoke alarm, access to roof space and airing cupboard housing hot water cylinder with shelving.

BEDROOM

4.86m x 3.38m (15'11" x 11'1")

Having windows to both side elevations, electric storage heater, access to roof space and built-in cupboard.

BATHROOM

Having Velux style roof window, heated towel rail, panelled bath with electric shower fitting over, WC with concealed cistern and wall mounted hand basin.

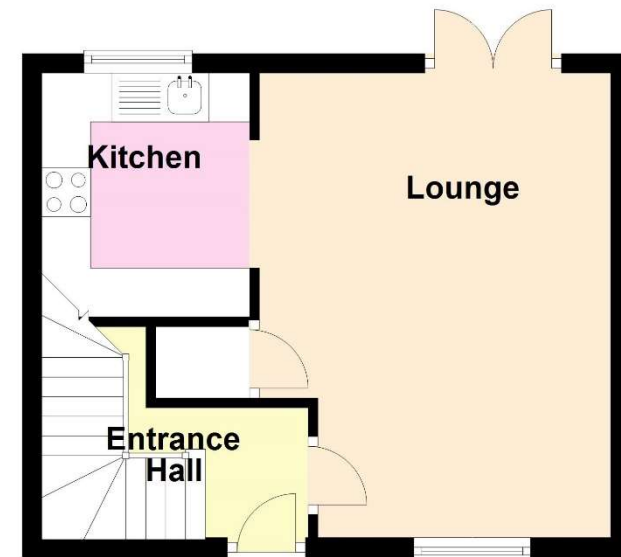
EXTERIOR

The property has gravelled off-road parking to the front and an enclosed garden to the side.



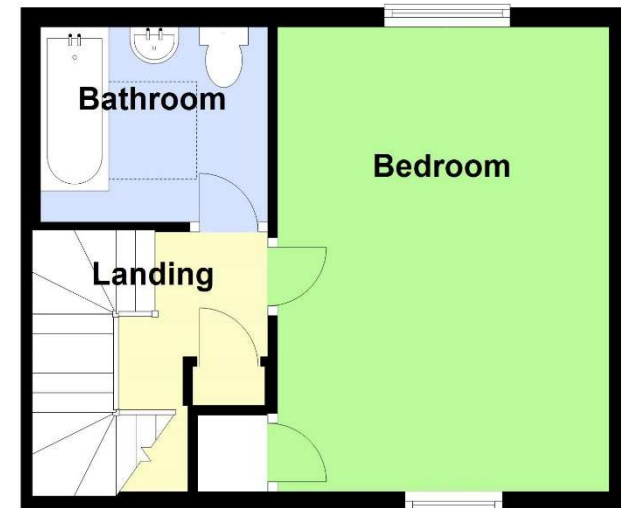
Ground Floor

Approx. 27.7 sq. metres (298.1 sq. feet)

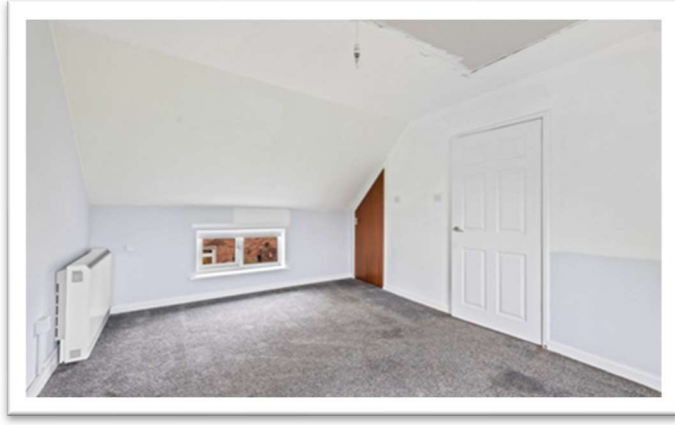
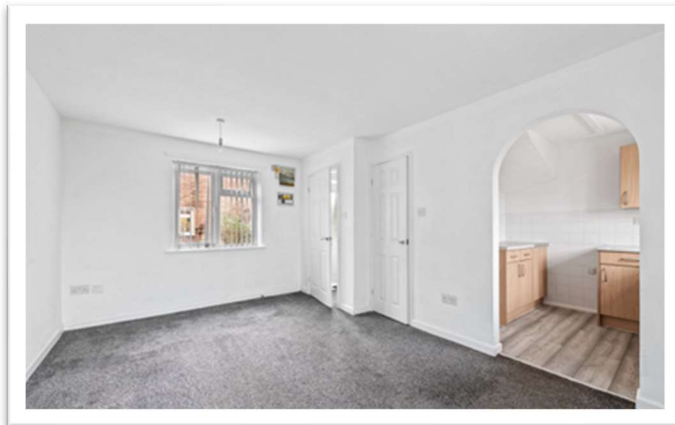


First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



Total area: approx. 55.5 sq. metres (596.9 sq. feet)



39 QUADRING ROAD

 **NEWTON FALLOWELL**

41 QUADRING ROAD

ACCOMMODATION

Part glazed uPVC entrance door through to the:

ENTRANCE HALL

Having electric storage heater, smoke alarm and staircase rising to first floor.

LOUNGE

4.81m x 3.13m (15'10" x 10'4")

Having windows to front & side elevations, electric storage heater, television aerial connection point and understairs storage cupboard. Archway through to the:

KITCHEN

2.48m x 2.11m (8'1" x 6'11")

Having window to side elevation, extractor and vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine under, cupboard over. Work surface return with cupboard & drawer under, cupboard over and space for electric cooker to side. Further work surface with cupboards & drawers under, cupboard over.

FIRST FLOOR LANDING

Having smoke alarm, access to roof space and airing cupboard housing hot water cylinder with shelving.

BEDROOM

4.87m x 3.32m (16'0" x 10'11")

Having two windows to front elevation, electric storage heater and built-in cupboard.

BATHROOM

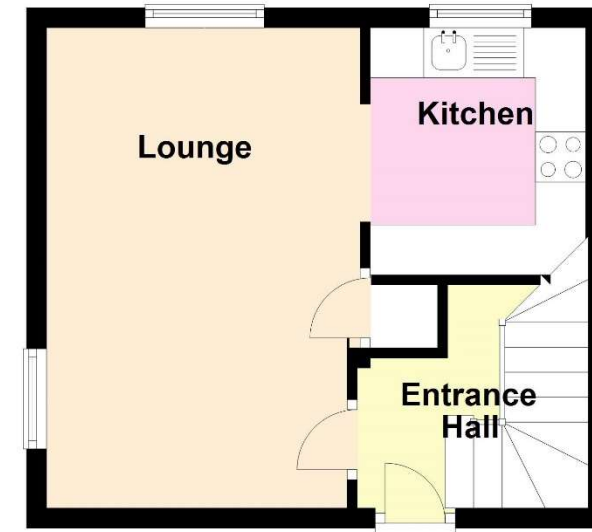
Having Velux style roof window, extractor, panelled bath with electric shower fitting over, WC with concealed cistern and pedestal hand basin.

EXTERIOR

The property has a gravelled driveway to the front providing off-road parking and a small enclosed garden to the side.

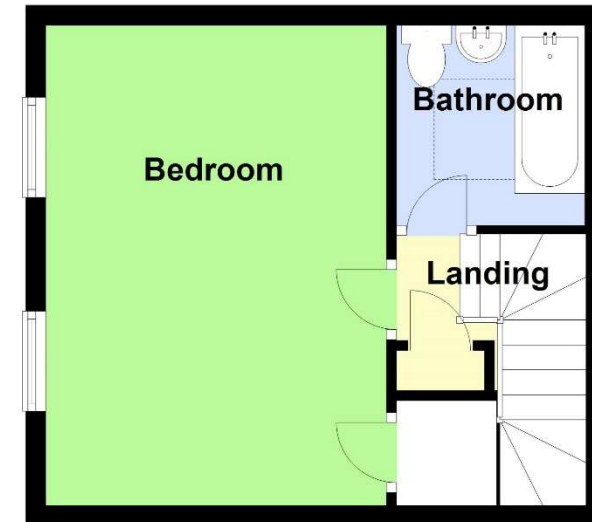
Ground Floor

Approx. 25.8 sq. metres (278.0 sq. feet)

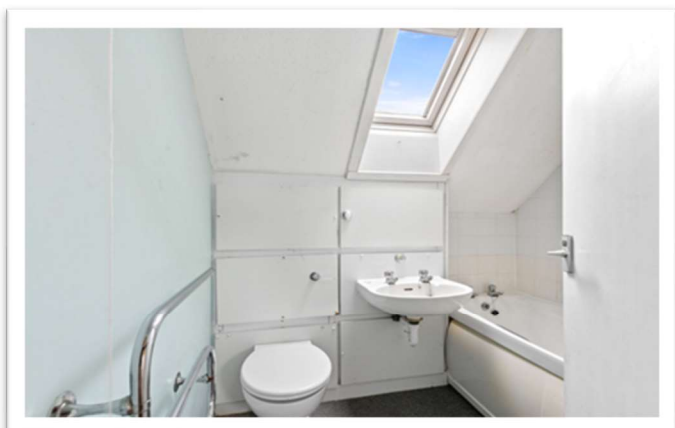
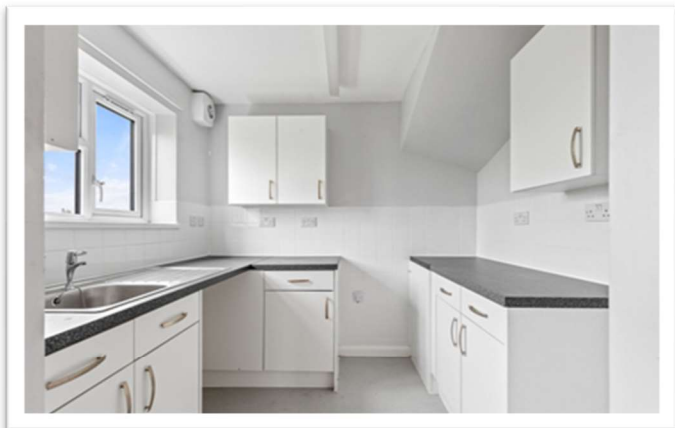
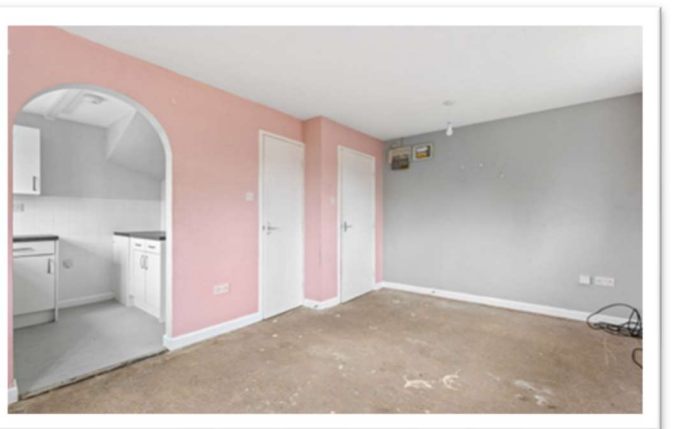
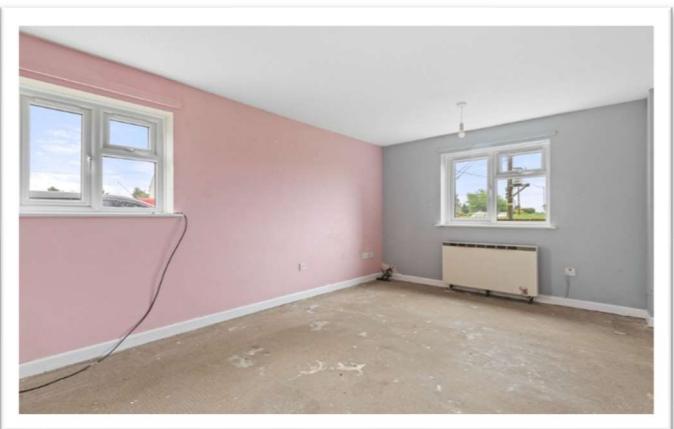


First Floor

Approx. 25.8 sq. metres (278.0 sq. feet)



Total area: approx. 51.6 sq. metres (555.9 sq. feet)



41 QUADRING ROAD

 **NEWTON FALLOWELL**

SERVICES

Both properties have mains electricity, water and drainage connected. Heating is via electric storage heaters and the properties are double glazed. The current council tax for both properties is band A. The EPC rating for 39 is C and the EPC rating for 41 is D.

OVERAGE CLAUSE

The current use of the Property is as a residential dwelling-house and there are no restrictions on continuing this use of the Property. However, please note that the Property will be sold subject to overage provisions. The Buyer will be required to pay overage to the Seller in the event of the grant and/or implementation of planning permission, and/or the sale of part or whole of the Property. The overage provisions will be protected by a restriction on the Property title, and a Deed of Covenant will be required from any incoming purchasers. The overage provisions will not impede the Buyer's use of the Property as a private residential dwelling and further details/terms of the overage provisions will be provided with the Contract pack.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



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