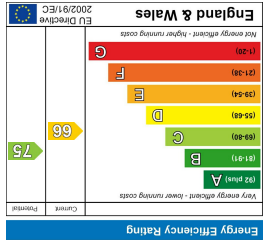


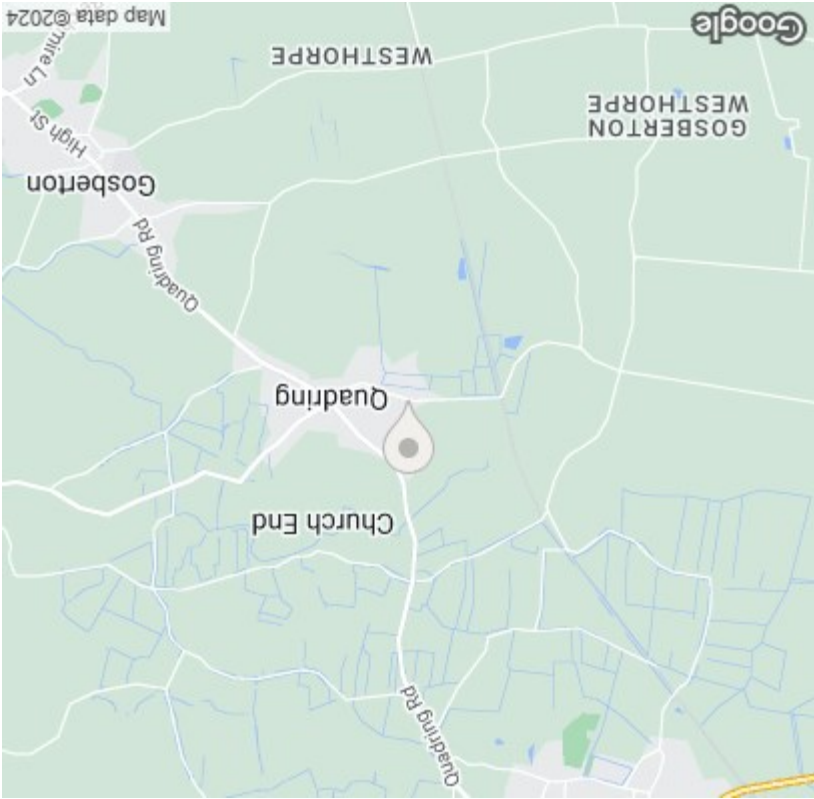
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



57 Town Drove

Quadring, Spalding, PE11 4PU

£395,000 - Freehold , Tax Band - E





## 57 Town Drove

### Quadring, Spalding, PE11 4PU

We are delighted to offer for sale this substantial detached family home located in the Lincolnshire village of Quadring, offering easy access to Spalding, Boston and Sleaford. Locally there is a village shop with a post office, public house, and a popular Indian restaurant, as well as being situated on a bus route. Sitting comfortably on a generous gated plot, with mature front and rear gardens, along with a large driveway which is capable of parking six plus vehicles, and benefits from an electric car charger.

Spacious and versatile living accommodation throughout, offering internally to the ground floor a grand entrance hallway, living room with feature fireplace, a dining room with sitting area and French doors to front elevation, and a kitchen/diner with integrated appliances. There is a sunroom, a downstairs cloakroom (refurbished), and a study which could also be used as a fifth bedroom. To the first floor, which is accessed via an attractive switchback staircase, there are four further bedrooms, two with fitted wardrobes and en-suite shower rooms (both completely refurbished), as well as a spacious landing area and three-piece family bathroom which has recently been replaced. Attached to the rear of the house, there is also a double garage with electric up and over doors, as well as a personnel door to the rear, and a lean-to area to the back with adjacent timber shed, both with power and lighting. We would also like to note that all of the windows and external doors have recently been replaced, as well as the gas combi boiler. Please call to book your viewing to fully appreciate all that this home has to offer.

#### Entrance Conservatory

7'1" x 17'10"

#### Entrance Hall

12'10" x 6'5"

#### Storage Area

6'0" x 2'9"

#### WC

6'0" x 7'10"

#### Study/Bedroom Five

9'3" x 11'1"

#### Hallway

9'4" x 5'6"

#### Living Room

16'0" x 15'10"

#### Dining Room

14'9" x 9'10"

#### Sitting Area

9'6" x 7'1"

#### Kitchen/Diner

15'7" x 10'4"

#### Utility Room

10'4" x 5'0"

#### Landing

13'10" x 5'2"

#### Master Bedroom

10'5" x 15'11"

#### Dressing Area

7'7" x 5'6"



#### En-Suite To Master Bedroom

5'10" x 7'3"

#### Bedroom Two

15'10" x 11'1"

#### En-Suite To Bedroom Two

15'10" x 11'1"

#### Bedroom Three

9'1" x 13'6"

#### Bathroom

6'9" x 9'7"

#### Bedroom Four

8'5" x 11'5"

#### Garage

17'9" x 17'6"

#### EPC - D

66/75

#### Tenure - Freehold

#### IMPORTANT LEGAL INFORMATION

##### Material Information

Property construction: Standard form  
 Community Green Space Charge: No  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains Water Supply  
 Sewerage: Mains  
 Heating: Gas Boiler  
 Heating features:  
 Broadband: up to 33Mbps  
 Mobile coverage: EE - Great, Three - Great, O2 - Excellent, Vodafone - Great

Parking: Double Garage at rear, Driveway, Gated, Off Street, Rear, Private, Garage En Bloc  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: No  
 Public right of way: No  
 Long-term flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations:  
 Coal mining area: No  
 Non-coal mining area: No  
 Energy Performance rating: D (potential rating is C)



All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.