



Town Drove
Quadring, Spalding, PE11 4PU

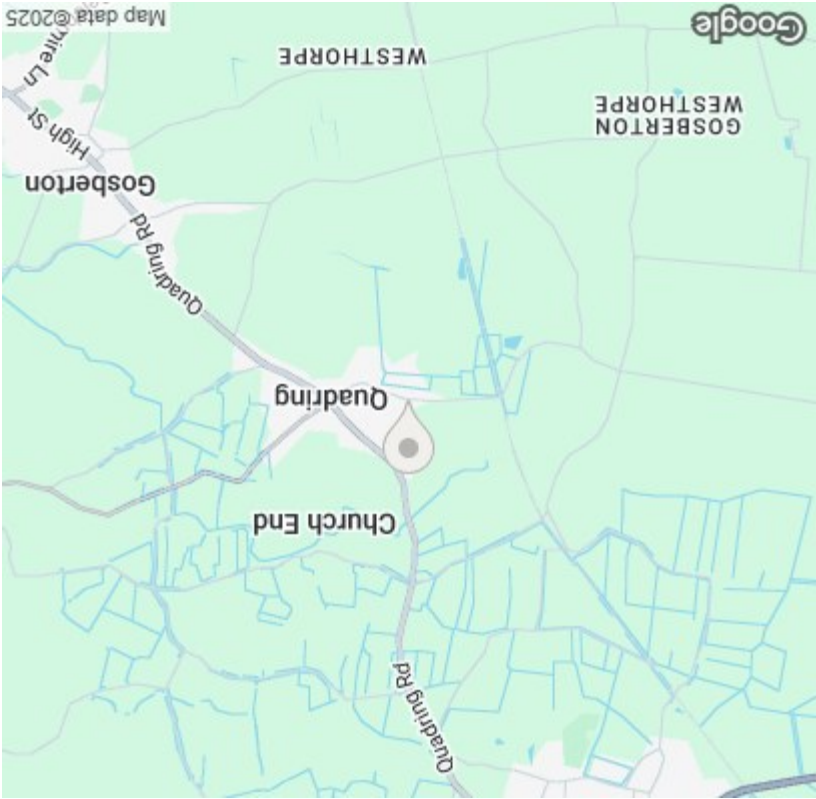
Guide Price £375,000 - Freehold , Tax Band - E

5 3 2 D

Floor Plan



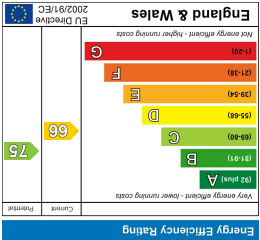
Area Map



Viewing

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.

Energy Efficiency Graph



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 guarantees. 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Town Drove

Quadring, Spalding, PE11 4PU

Guide Price £375,000-£400,000
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.