



3 Quaker Lane
Spalding PE11 1ND
£350,000



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Tastefully decorated, immaculate throughout and exuding a 'serene' ambience, this detached Allison home is one of a rarely built style which we recommended buyers rush to view. Bright, spacious and well maintained with a brand new 10 year guaranteed boiler system fitted in October 2025 the property is located not from many amenities and schools for all ages along with easy access to Spalding Town Centre, Crowland and Peterborough.

The property benefits from PVCu double glazing alongside gas radiator heating and comprises; Entrance Hall with the stairs to the first and a conveniently placed W.C Cloakroom. The Lounge goes from front to back with French Door access to the rear Garden and foldaway doors to a good size Dining Room. The well appointed fitted Kitchen Breakfast Room has a built in Pantry and access to a practical size Utility Room.

The Landing leads to three double Bedrooms and a generous single, all have access to the Bath/Shower Room.

Outside, to the front of the property is an attractive wrought iron railings enclosing the lawns and floral borders. The driveway leads to a double Garage with an automatic electric door. Twin side accesses lead to a fairly low maintenance, yet very attractive rear Garden with Granite borders and patio seating areas along with attractive floral borders and ornamental trees.

Viewing is highly recommended.

Tenure Freehold
Council Tax C





Entrance Hall
Stairs to the first floor Landing, integral 'borrowed light' screen through to the Dining Room, doors to

Cloakroom W.C

Lounge
21'8" x 11'9" (6.62m x 3.60m)

Bow window feature to the front aspect, PVCu french doors to the rear Garden, Folding doors to

Dining Room
13'10" x 11'3" (4.23m x 3.44m)
door through to

Kitchen Breakfast Room
10'7" x 10'6" min (3.24m x 3.22m min)
Cleverly re-designed for maximum storage and work top space the Kitchen Breakfast Room has numerous base and eye level Kitchen Units, with tiled splashback worktops, integrated appliances comprising; eye level double electric oven, Bosch ceramic electric hob, extractor fan and circular breakfast bar. Good size storage Pantry, ceramic tiled floor.

Utility Room
7'2" x 6'11" (2.19m x 2.13m)
Base and eye level storage units, plumbing for an automatic washing machine, door to the side

Spacious Landing
Generous airing cupboard, doors to

Bedroom 1
14'0" x 11'9" (4.29m x 3.59m)

Bedroom 2
12'3" x 10'7" (3.75m x 3.25m)

Bedroom 3
11'3" x 10'5" (3.44m x 3.20)
Built in storage cupboard

Bedroom 4
11'10" x 7'4" (3.63m x 2.25m)

Bath/Shower Room
8'11" x 7'2" (2.74m x 2.19m)
Four piece suite comprising , bath, shower cubicle, wash hand basin, low level W.C

Outside
To the front of the property is a pebble and slab driveway leading to a double garage with an automatic electric door. The front garden is enclosed by attractive wrought iron railings, laid to lawn with floral borders and gated entrances to both sides. The rear Garden is fairly low maintenance with granite borders and numerous shrubs and patio seating areas. The rear garden enjoys a high degree of privacy.



Floor Plan



Viewing

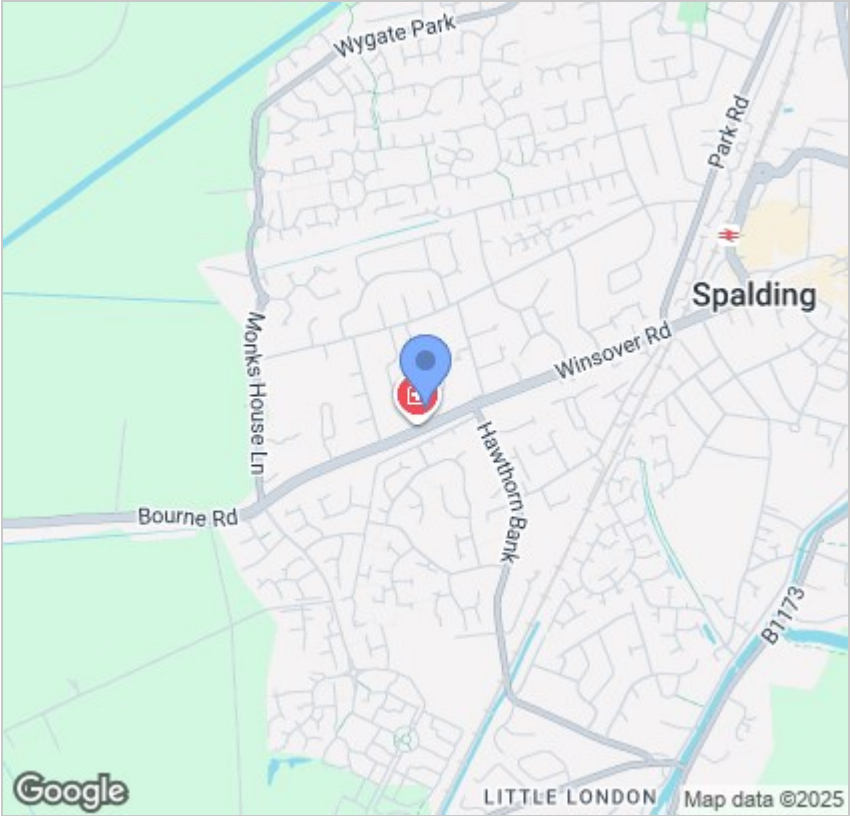
Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

