



BRADLEY JAMES

ESTATE AGENTS



11 Casswell Drive, Quadring, Spalding, Lincolnshire, PE11 4QW

Asking price £299,950

- FOUR BEDROOMS WITH EN-SUITE TO BEDROOM ONE
- OPEN PLAN KITCHEN DINER
- CLOAKROOM
- FOUR PIECE BATHROOM
- WALKING DISTANCE TO LOCAL AMENITIES
- STUDY
- UTILITY ROOM
- BAY FRONTED LOUNGE
- SINGLE GARAGE
- SHORT DRIVE TO LOCAL PRIMARY SCHOOL

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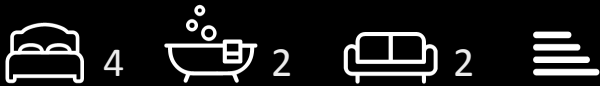
Bradley James Estate Agents offer for sale this 4-5 bed detached house which is nestled in the charming village of Quadring, Spalding, this delightful detached house on Casswell Drive offers a perfect blend of modern living and spacious comfort. Built in 2002, the property boasts a well-thought-out layout that is ideal for families or those who enjoy entertaining.

Upon entering, you are greeted by a spacious entrance hall which leads to, two inviting reception rooms, providing ample space for relaxation and social gatherings. The generous dimensions of these rooms allow for versatile use, whether you prefer a formal sitting area or a casual family space. The open plan kitchen diner connects to your utility room and downstairs cloakroom. The French doors from the kitchen diner lead out to your rear garden.

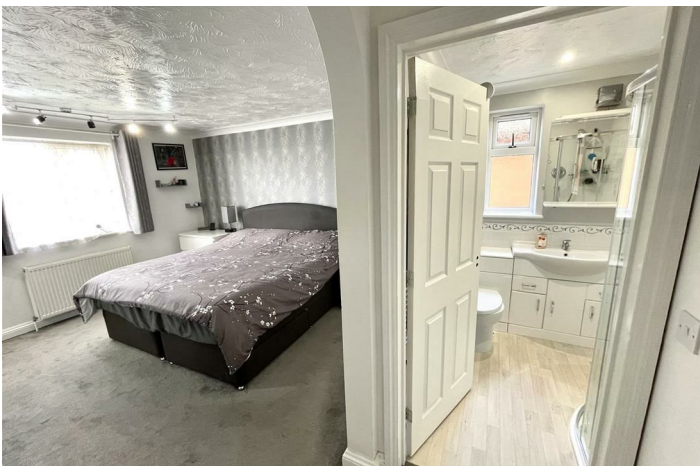
The house features four well-proportioned bedrooms, ensuring that everyone has their own private retreat. There is an En-suite shower room and a four piece bathroom suite which are thoughtfully designed, catering to the needs of a busy household while providing a touch of luxury. The property also comes with a separate study which is located upstairs.

One of the standout features of this property is the extensive parking available for up to three vehicles, a rare find that adds convenience for families or those with multiple cars.

Surrounded by the picturesque countryside, this home offers a peaceful setting while still being within easy reach of local amenities which include a local shop, Indian restaurant and primary school. Whether you are looking for a family home or a tranquil retreat, this property on Casswell Drive is sure to impress. Don't miss the opportunity to make this lovely house your new home.



Council Tax Band: D



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, telephone points and two storage cupboards.

Lounge

17'2 x 12'0

UPVC double glazed bay window to the front, radiator, power point, gas fireplace and TV point.

Kitchen Diner

22'6 x 12'4 narrowing in dining area to 10'0

To the rear, the open plan kitchen diner has a UPVC double glazed window and UPVC double glazed French doors. Base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated electric AEG oven and grill with a half sized electric AEG oven and grill above, four burner gas hob with extractor over, space and point for American fridge freezer, integrated dishwasher, tile splashback, power points, radiator and skimmed and coved ceiling.

Utility

6'3 x 5'3

UPVC double glazed window to the rear, eyelevel units with worksurface over, space and plumbing for washing machine, space and point for tumble dryer, radiator, power points and tiled floor.

Cloakroom

UPVC obscured double glazed window to the side, WC, wash hand basin with tap over, radiator and tiled floor.

Landing

Loft hatch with pulldown ladder and is 80% boarded, power point and airing cupboard.

Bedroom 1

12'7 x 12'0

UPVC double glazed window to the front, radiator, power points and wardrobe.

Bedroom 1 En-suite

UPVC obscured double glazed window to the side, separate shower cubicle which is fully tiled with a built-in mixer shower, vanity wash basin with mixer taps over, WC with pushbutton flush with storage cupboards, drawers beneath and worksurface over, wall mounted mirror with medicine cabinets and inset spotlights, double shaver point, wall mounted heated towel rail and inset spotlights.

Bedroom 2

13'0 x 9'1

UPVC double glazed window to the front, radiator and power points.

Bedroom 3

12'0 x 9'0 max

L shaped bedroom with UPVC double glazed window to the rear, radiator and power points.

Bedroom 4

9'4 x 9'0

UPVC double glazed window to the rear, radiator and power points.

Study/Nursery

8'0 x 6'5

UPVC double glazed window to the front, radiator and power points.

Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a mixer tap handheld shower, separate shower cubicle which is fully tiled with a built-in mixer shower, WC with pushbutton flush, pedestal wash handbasin with mixer taps over, wall mounted heated towel rail, shaver point and extractor fan.

Outside

Laid to lawn area, outside power points, gravel off-road parking which leads to your single garage with metal up and over door, wall mounted gas boiler, side gated access that leads to the rear garden which is enclosed by panel fencing and metal fencing to the rear, it is laid to lawn and has an extended patio seating area with a manual awning.



Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

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

