



Main Road, Quadring Spalding PE11 4PW

welcome to

Main Road, Quadring Spalding

* ESSENTIAL VIEW! - DON'T MISS OUT!!* Three bedroom detached home situated within the semi-rural, sought after village of Quadring.



Rear Porch

7' 11" x 17' (2.41m x 5.18m)

Double glazed entrance door to the side aspect leads into the property

Tiled flooring

Double glazed window to the side aspect.

Entrance Hall

Internal door leads into:

parque flooring, radiator, telephone point, staircase boasting ample understair storage leads to the first floor accomodation.

Cloakroom

Four piece suite comprising of a shower cubicle, wash hand basin, bidet and WC. Partly tiled, heated towel rail.

Double glazed window to the rear aspect.

Study / Playroom

9' 6" x 7' 7" (2.90m x 2.31m)

Wooden flooring, radiator

Double glazed window to the front aspect.

Lounge

12' x 19' to bay (3.66m x 5.79m to bay)

Wooden flooring, radiator and TV point.

Double glazed window to the side aspect.

Double glazed bay window to the front aspect.

Dining Room

18' 6" x 11' 7" to bay (5.64m x 3.53m to bay)

Wooden flooring, radiator

Double glazed bay window to the front aspect.

Double glazed patio doors to the side aspect.

Kitchen

11' 5" x 12' (3.48m x 3.66m)

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drain, electric oven with gas hob, fridge/freezer, spotlights.

Double glazed window to the side aspect.

Utility Room

11' 2" x 3' 3" (3.40m x 0.99m)

Fitted units with worksurfaces over, storage cupboard, radiator, plumbing for washing machine

Double glazed window to the rear aspect.

Landing

Carpeted flooring, radiator, airing cupboard

Double glazed window to the front aspect.

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m)

Wooden flooring, storage cupboard with safe, radiator

Double glazed window to the front aspect.

Bedroom Two

12' x 15' 2" To Bay (3.66m x 4.62m To Bay)

Wooden flooring, spotlights, radiator

Double glazed window o the front aspect.

Bedroom Three

11' 2" x 17' 7" to Bay (3.40m x 5.36m to Bay)

Wooden flooring, radiator, built in wardrobe, spotlights and TV point.

Double glazed window to the front aspect.

Bathroom

Four piece suite comprising of a bath, shower cubicle, wash hand basin and WC. Partly tiled, loft access, spotlights, vinyl flooring, extractor fan.

Double glazed windows to the side and rear aspects.

Exterior

Large in and out driveway leading to a single garage offering ample off-road parking

Rear Garden:

Enclosed laid to lawn garden comprising of a patio slab seating area, gated access to both sides, a garden shed, outside tap, 1,000 litre water cylinder and a multitude of mature trees and shrubs.

Agents Notes

Please note that this property benefits from a water softener and bespoke oak skirting boards and solid oak doors throughout as well as each individual room featuring plaster coving.



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welcome to

Main Road, Quadring Spalding

- DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SEPERATE STUDY
- IN AND OUT DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: C

offers in excess of

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111394 - 0007

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