



6 TOWN DROVE SPALDING, PE11 4PU

£375,000
FREEHOLD

Welcome to this charming detached house located on Main Road in the picturesque village of Quadring, Spalding.

This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

Built in 1735, this historic home exudes character and charm, with unique features that add to its appeal. The property spans an impressive 2,500 sq ft, providing plenty of room for all your needs.

One of the standout features of this property is the large garden, offering a tranquil escape from the hustle and bustle of everyday life. Imagine enjoying your morning coffee while taking in the open field views that surround the property.

With parking for up to 5 vehicles, you'll never have to worry about finding a spot for your car. The fact that this property is chain-free means you can move in hassle-free and start enjoying your new home right away.

This house presents huge potential for those looking to put their own stamp on a property. Whether you're looking to create a stunning family home or a unique retreat, the possibilities are endless.

Don't miss out on the opportunity to own this beautiful piece of history with modern conveniences. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful home.

6 TOWN DROVE

- CONVERTED FARM HOUSE • LARGE PLOT • OPEN FIELD VIEWS • VILLAGE LOCATION • FOUR DOUBLE BEDROOMS • CHARACTER FEATURES • AT HOME OFFICE • ANNEXE POTENTIAL • MODERN KITCHEN • RECENTLY REFURBISHED TO A HIGH STANDARD



Hallway

Immediately upon entering this property you will realise it is something special with a welcoming hallway with all the farmhouse character you would expect from a home like this. The entrance hallway features ample storage for coats and boots.

Bedroom 1

Located just off the main hallway this is the first of 4 double bedrooms located on the ground floor, with windows to side and front elevation.

Dining Room

The open plan dining room leads directly on to the kitchen, featuring a stunning open brick built fireplace, tiled flooring, exposed wooden beamed ceiling and a bright large bay window complete with seating.

Kitchen

The modern kitchen is a perfect compliment to the country style farm house's interior combining old world charm and character with modern functionality and convenience with built in appliances this is the perfect place to cook and gather with family and friends.

Conservatory

Located to the rear of the property this bright conservatory area is a real sun trap and the perfect space to get away and relax.

Sitting Room

Window to rear, double door, door to:

Sun Room

Window to side, two windows to rear, Storage cupboard, two double doors, door to:

Utility

Functional utility room, with room for washer and dryer.

Bedroom 2

Window to front, three Storage cupboard, two double doors, door to:

Bathroom

Stunning family bathroom, featuring large bath, toilet and sink basin. This bathroom has hard wood floors, and it is decorated to a high standard with a lot of character.

Office

At home office space, perfectly suited for anyone who has to work from home.

Bedroom 3

Window to front, window to side.

En-suite Bathroom

Ensuite to master, featuring bath with shower over, sink and toilet.

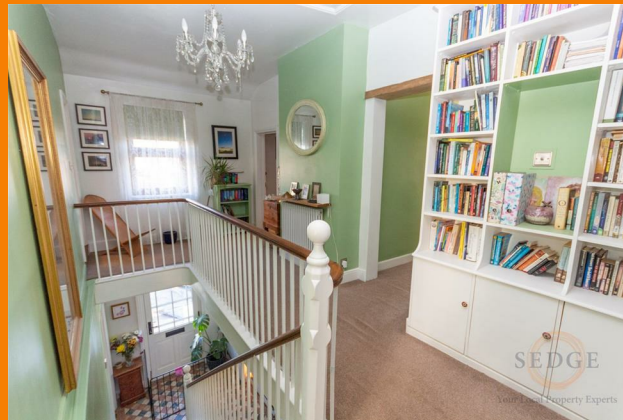
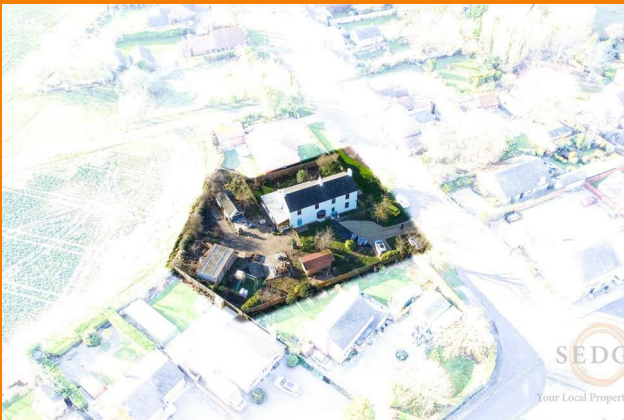
Bedroom 4

Window to front, door.

External

Externally the property is stunning, the garden and plot size is also quite large. It features a functional single garage with a electric roller door. Additionally there are two other outbuildings which would be perfect for renovation either to a dedicated annexe building or a at home workshop. It has an incredible amount of potential for the right buyer to unlock.

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ADDITIONAL INFORMATION

Local Authority – South Holland

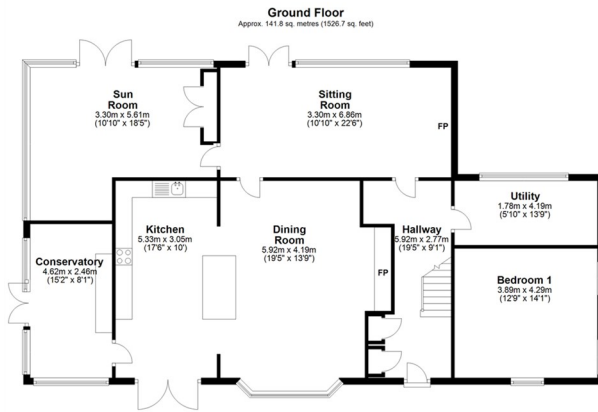
Council Tax – Band C

Viewings – By Appointment Only

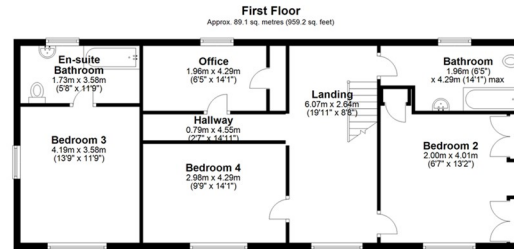
Floor Area – 2500.00 sq ft

Tenure – Freehold





Total area: approx. 230.9 sq. metres (2485.9 sq. feet)
6 town drove



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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