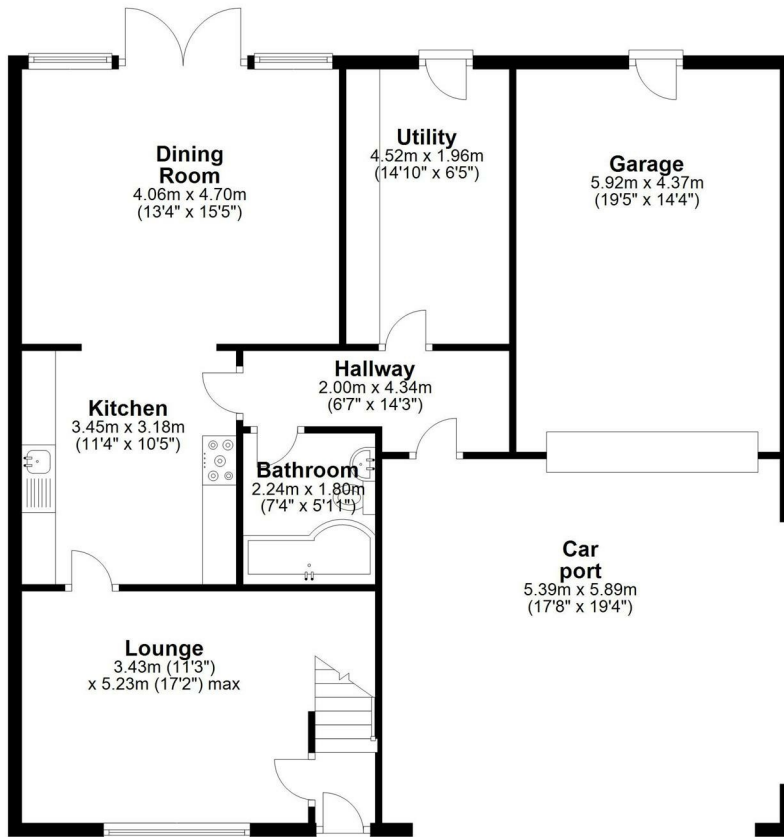


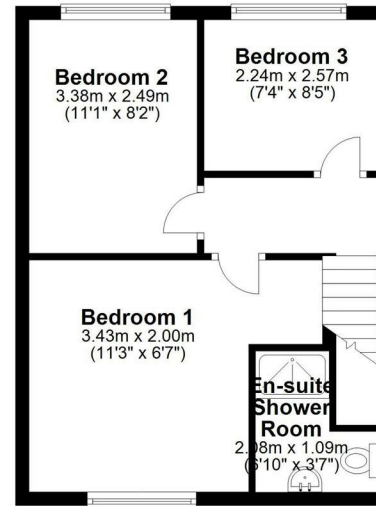
## Ground Floor

Approx. 128.1 sq. metres (1378.6 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: 164.0 sq. metres (1764.8 sq. feet)

# 15 TOWN DROVE SPALDING, PE11 4PU

# £235,000 FREEHOLD

MUST SEE FLOOR PLAN!!! THIS FAMILY HOME HAS A LARGE INTERNAL SPACE AND STUNNING REAR GARDEN.

Welcome to this charming semi-detached house located in the beautiful village of Quadring. This property boasts two reception rooms, three bedrooms, and two bathrooms, including an ensuite for added convenience.

As you step inside, you'll be greeted by a large open plan layout that is perfect for both relaxing with family and entertaining guests. The character features throughout the house add a touch of elegance and warmth to the space, making it feel like a true home.

One of the standout features of this property is the ample off-road parking available, with space for up to three vehicles. This is a rare find in such a picturesque village setting, offering both convenience and peace of mind.

# 15 TOWN DROVE

- SEMI DETACHED PROPERTY • OPEN PLAN KITCHEN DINER • THREE BEDROOMS • LARGE ENCLOSED GARDEN • POTENTIAL TO EXTEND AND ADD ANOTHER BEDROOM (stpp) • AMPLE OFF ROAD PARKING • CLOSE TO LOCAL AMMENITIES • EXCELLENT LOCAL VILLAGE LOCATION • UPVC DOUBLE GLAZING



## Entrance Hall

uPVC entrance door, double radiator, vinyl flooring, coving to ceiling, uPVC door to front, stairs to landing, double radiator, fitted carpet, coving to ceiling, access to loft, doors to:

## Dining Room

uPVC double glazed double door to rear with either side, double radiator, laminate flooring, TV point, smart heating system, Multi-fuel burner

## Kitchen

Fitted with a matching base and eye level units with worktop space over, stainless steel sink unit with mixer tap, built-in fridge, space for range cooker, double radiator, vinyl flooring, coving to ceiling, open plan to:

## Lounge

uPVC double glazed window to front, double radiator, laminate flooring, telephone point, TV point, coving to ceiling, door to:

## Bathroom

Three piece suite comprising bath with power shower over, mixer tap, glass screen, wash hand basin and WC, tiled surround, double radiator, vinyl flooring, coving to ceiling

## Utility

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with hot and cold taps over, plumbing for washing machine, space for fridge/freezer, double radiator, vinyl flooring, coving to ceiling, wall mounted gas combination boiler, uPVC double glazed door to rear

## Garage

A very large oversized garage, power and light connected, uPVC door to internal entrance hall, uPVC door to rear, up and over door to:

## Car port

Fully covered car port, gravel drive giving parking for two vehicles

## Bedroom 1

uPVC double glazed window to front, double radiator, fitted carpet, coving to ceiling, double door to built in wardrobe, door to:

## En-suite Shower Room

Fitted with three piece suite comprising wash hand basin, tiled shower enclosure with fitted electric power shower and WC, tiled splashbacks, double radiator, vinyl flooring, coving to ceiling.

## Bedroom 2

uPVC double glazed window to rear, double radiator, fitted carpet

## Bedroom 3

uPVC double glazed window to rear, fitted carpet, radiator

## Outside

A very large rear garden which is mainly laid to lawn, fully enclosed with fence borders, side gate access, at the rear along with vegetable plot.

# 15 TOWN DROVE





SEDGE

Your Local Property Experts

# 15 TOWN DROVE

## ADDITIONAL INFORMATION

**Local Authority** – SOUTH HOLLAND

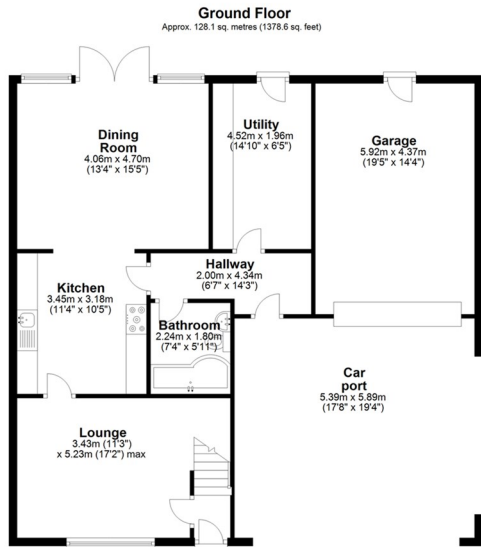
**Council Tax** – Band B

**Viewings** – By Appointment Only

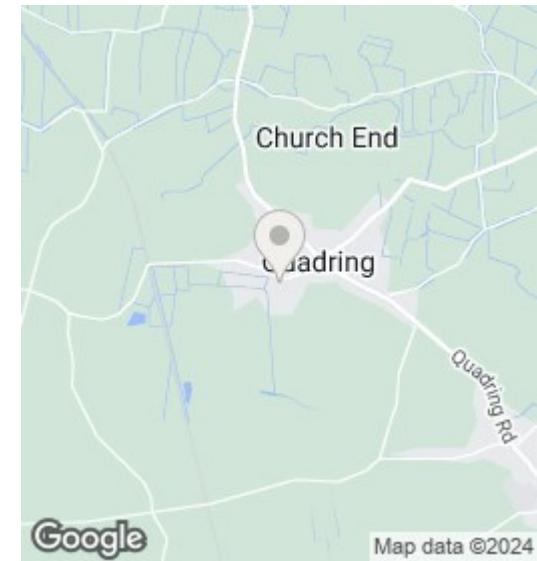
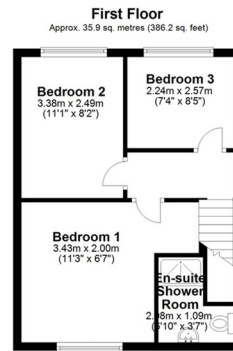
**Floor Area** – 0.00 sq ft

**Tenure** – Freehold





Total area: approx. 164.0 sq. metres (1764.9 sq. feet)  
**15 town drove**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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