



**119 MAIN ROAD**  
**SPALDING, PE11 4PJ**

**£365,000**  
**FREEHOLD**

GUIDE PRICE £375,000 to £400,000.

Nestled in the charming village of Quadring, Spalding, this stunning new build property at 119 Main Road offers a perfect blend of modern living and comfort. Spanning an impressive 1,750 square feet, this detached house is designed to cater to the needs of contemporary families.

Upon entering, you are greeted by a spacious lounge, ideal for both relaxation and entertaining guests. The heart of the home features four large double bedrooms, providing ample space for family members or guests. The master bedroom boasts an ensuite bathroom, ensuring privacy and convenience.

# 119 MAIN ROAD

- QUALITY NEW BUILD PROPERTY • 4 DOUBLE BEDROOMS • ELECTRIC CAR CHARGER • ENERGY EFFICIENT SOLAR PANELS • UNDERFLOOR HEATING THROUGHOUT • MODERN OPEN PLAN KITCHEN/DINER • LARGE FAMILY LOUNGE • LUXURIOUS HIGH QUALITY CARPET THOUGHOUT • QUIET VILLAGE LOCATION • CHAIN FREE

## Summary

Nestled in the charming village of Quadring, Spalding, this stunning new build property at 119 Main Road offers a perfect blend of modern living and comfort. Spanning an impressive 1,750 square feet, this detached house is designed to cater to the needs of contemporary families.

Upon entering, you are greeted by a spacious lounge, ideal for both relaxation and entertaining guests. The heart of the home features four large double bedrooms, providing ample space for family members or guests. The master bedroom boasts an ensuite bathroom, ensuring privacy and convenience.

The property is equipped with two well-appointed bathrooms, making morning routines a breeze for busy households. One of the standout features of this home is the underfloor heating, which promises warmth and comfort throughout the colder months.

In addition to its luxurious interior, this home is designed with energy efficiency in mind, featuring solar panels that contribute to lower energy bills and a reduced carbon footprint. The property also offers generous parking space for up to five vehicles, a rare find that adds to the convenience of this residence.

Built in 2024, this new build is not only

aesthetically pleasing but also incorporates the latest in building technology and design. With its prime location and modern amenities, this property is an exceptional opportunity for those seeking a stylish and comfortable family home in a tranquil setting. Don't miss the chance to make this remarkable house your new home.

## Hallway

Welcome to the elegant entrance hallway of this executive new-build home. The warm wood flooring, enhanced by the luxury of underfloor heating, creates an inviting ambiance as soon as you step inside. The space is beautifully lit by modern lighting, accentuating the clean lines and refined finishes. With ample room for a statement console table or coat storage, the hallway seamlessly connects to the heart of the home, offering a grand yet practical first impression of this stunning property.

## Kitchen/Diner

This breathtaking open-plan kitchen diner is the heart of the home, combining contemporary design with effortless functionality. The sleek kitchen boasts high-quality integrated appliances, streamlined cabinetry, perfect for casual dining or entertaining. The space flows seamlessly into a bright and airy dining area, where bi-fold doors open onto an enclosed rear garden, creating a harmonious connection between indoor and outdoor living. With its modern

finishes, stylish lighting, and ample space for both cooking and socializing, this room is designed for modern family life and elegant entertaining.

## Utility

Practicality meets style in this well-appointed utility room. Featuring a convenient sink and ample storage, it provides the perfect space for laundry and household tasks. Thoughtfully designed, the room offers direct access to a downstairs toilet with an additional sink, ideal for busy family life. A door also leads to the integral garage, ensuring seamless functionality. Finished to a high standard with modern fittings, this utility room is a valuable addition to the home, combining convenience with contemporary design.

## WC

Window to side.

## Garage

This generously sized garage is designed to meet all the needs of modern living. Equipped with a new energy-efficient boiler, it ensures optimal performance while keeping utility costs in check. The electronic roller garage door offers convenience and security, allowing effortless access. Inside, you'll find the electrical systems for the solar panels and a dedicated charging point for an electric car, making this space both practical and future-ready. With ample room for storage or a vehicle, this garage perfectly balances functionality and innovation.



## Lounge

This spacious family lounge is a perfect blend of comfort and practicality, offering an inviting space to relax and unwind. Thoughtfully designed, it features ample TV, electrical, and internet points, ensuring seamless connectivity for all your entertainment and technology needs. The room's generous proportions provide flexibility for various furniture arrangements, while large windows fill the space with natural light, creating a warm and welcoming atmosphere. Ideal for both family time and entertaining, this lounge is the perfect centerpiece of modern living.

## Bedroom 1

The master bedroom is a true sanctuary of comfort and style. Generously proportioned, this elegant space is enhanced by a plush, luxurious carpet that adds warmth and softness underfoot. The room's design allows ample space for a king-size bed, bedside tables, and additional furniture, creating a haven for relaxation. With its premium finishes and serene ambiance, this master bedroom offers the perfect retreat at the end of the day.

## En-suite Shower Room

A sleek, modern en-suite featuring a spacious walk-in shower, stylish vanity unit, and elegant chrome fittings. Finished with premium tiling and underfloor heating, it offers luxury and practicality.

## Airing Cupboard

Door to:

## Bedroom 2

A spacious double bedroom with a soft carpet finish and plenty of natural light, offering ample space for a wardrobe and additional furniture.

## Bedroom 3

A well-proportioned bedroom, ideal as a guest room or home office, with a bright and airy feel and neutral décor.

## Bedroom 4

A versatile single bedroom, perfect for a child's room, study, or hobby space, designed with comfort and functionality in mind.

## Bathroom

A modern family bathroom featuring a sleek bathtub, shower, and contemporary vanity unit with ample storage. Stylishly finished with high-quality tiles and chrome fittings, it combines comfort and practicality for everyday use.

## Landing

Window to front.

## Outside

This impressive 4-bedroom executive new-build property sits proudly on a corner plot, offering outstanding curb appeal with its flawless exterior brickwork. The spacious graveled driveway provides ample off-road parking, while the large, enclosed rear garden offers a private outdoor retreat, perfect for relaxation and entertaining. Solar panels on the roof add an eco-friendly touch, enhancing the property's energy efficiency. With its beautifully maintained exterior and generous outdoor space, this home blends modern convenience with stunning visual appeal.





**119 MAIN ROAD**

## **ADDITIONAL INFORMATION**

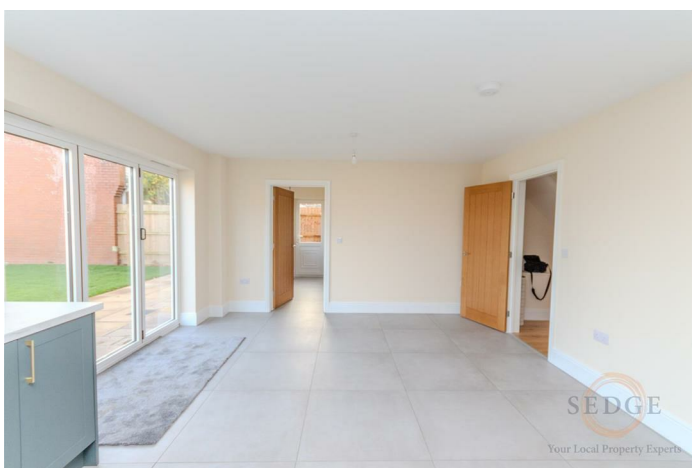
**Local Authority** – South Holland

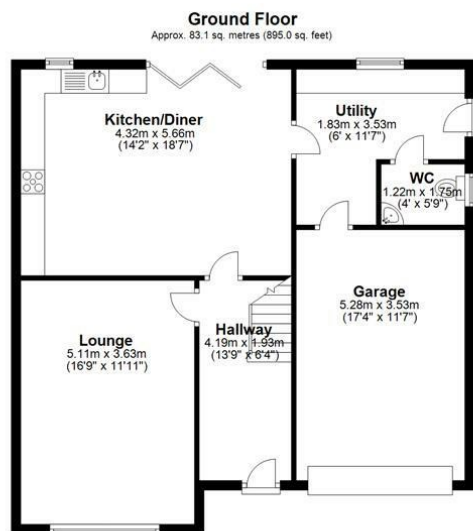
**Council Tax** – Band New Build

**Viewings** – By Appointment Only

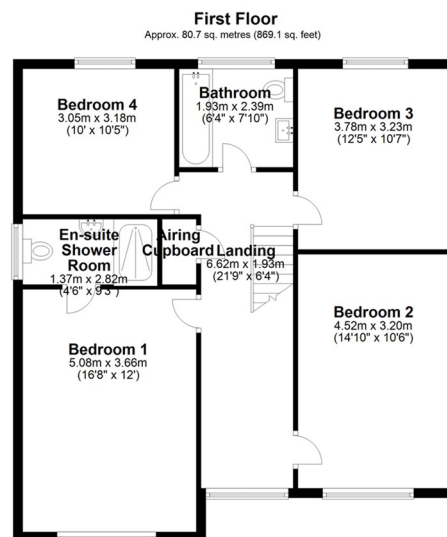
**Floor Area** – 1750.00 sq ft

**Tenure** – Freehold





Total area: approx. 163.9 sq. metres (1764.1 sq. feet)  
**119 main road**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>95</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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