



Beck Bank, Quadring Fen, PE11 4RA

Offers In Excess Of £385,000

Extended three bedroom detached property situated in the semi rural village of Quadring Fen. This modern cottage which has previously been renovated throughout benefits from a generous sized rear garden, car port, single garage and spacious accommodation throughout. The welcoming dining room with multi wood burning stove, extends through to the kitchen breakfast and into the bright airy living room with doors through to the garden room and conservatory. The inner hallway has access to the utility room and wet room. The first floor offers three good sized bedrooms and bathroom. Sitting on a generous sized plot, the property provides ample parking, with access to the single garage and carport. Enclosed rear garden, mainly being laid to lawn with patio area ideal for entertaining with open views over farmland.

Dining Room 11'10" x 13'0" (3.61 x 3.97)

Upvc door and window to front aspect. Textured ceiling. Exposed beams. Stairs to first floor landing. Radiator. Inset multi burning stove with tiled heath and oak mantle. Television point. Telephone point. Open to kitchen and breakfast room. Smoke alarm.

Kitchen Breakfast 6.83 x 4.09

Upvc window to rear aspect. Skylight window. Tiled flooring. Skimmed and covered ceiling. Spot lighting. Fitted with cream base and wall units. Centre island with breakfast bar and cupboards and drawers beneath. Oak roll top work surface over. Space for electric Aga. Integrated double electric oven. Gas LPG hob with stainless steel extractor over. Tiled splashback. Double belfast sink. Integrated fridge, freezer and dishwasher. Glazed display units. Glazed door to sunroom.

**Inner Hall**

Skimmed and covered ceiling. Tiled flooring. With doors off to :-

Utility Room 13'8" x 9'6" (4.17 x 2.90)

Upvc window to side aspect. Half double glazed Upvc door to side. Tiled flooring. Skimmed and covered ceiling. Radiator. Oil boiler. Stainless steel sink.

Larder units. Base units. Tiled splashback. Space for washing machine and freezer.

Wet Room

Upvc window to front aspect. Skimmed and covered ceiling. Extractor fan. Two heated towel rails. Fully tiled walls. Basin with vanity unit. Toilet. Walk in shower screen with glass screen and electric shower.

Living Room 18'4" x 12'7" (5.61 x 3.86)

Upvc window to front aspect. Textured ceiling. Exposed beams. Oak effect flooring. Two radiators. Television point. Exposed brick fire place floor to ceiling. Slate heath with multi burning stove and oak mantle piece.

Garden Room 15'3" x 11'8" (4.67 x 3.56)

Upvc window to side aspect. Skylight window. Double glazed Upvc front door to rear aspect. Skimmed and covered ceiling. Parquet flooring. Television point. Radiator.

Conservatory 14'7" x 7'4" (4.47 x 2.26)

Brick and Upvc double glazed conservatory. Tiled flooring. Wall lights. Patio doors to side aspect.

Landing



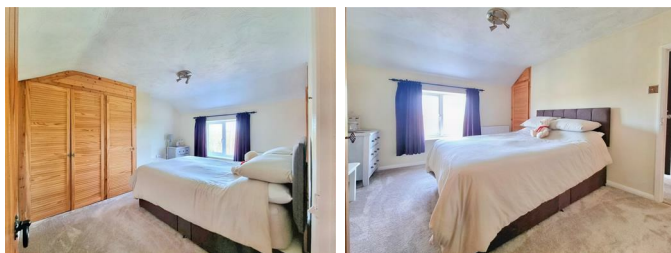
Textured ceiling. Smoke detector. Loft access.

Master Bedroom 12'11" x 12'7" (3.96 x 3.86)



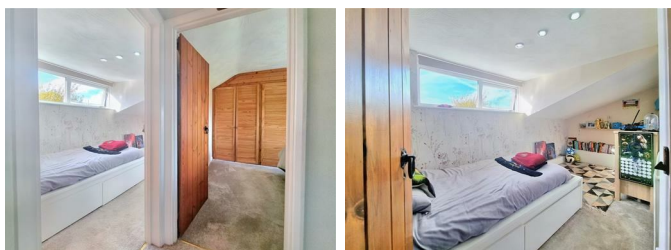
Upvc window to front elevation. Textured ceiling. Radiator. Built in wardrobe.

Bedroom Two 12'2" x 10'2" (3.73 x 3.12)



Upvc window to front elevation. Radiator. Built in wardrobe. Airing cupboard.

Bedroom Three 13'5" x 6'0" (4.09 x 1.83)



Upvc window to rear elevation. Textured ceiling. Radiator. Spot lighting.

Bathroom



Upvc window to rear and side elevation. Textured ceiling. Exposed beams. Radiator. Heated towel rail. Bath. Toilet. Wash hand basin with vanity unit. Shower cubicle with electric shower.

Single Garage



Power.

Car Port 57'4" x 26'4" (17.50 x 8.05)



Open end car port with 2x5 bar gate which is ideal for storing a caravan. 40ft container.

Exterior



To the front of the property is ample gravelled off road parking area with a mid height brick built wall to the front. Single garage with power. 40" container. To the rear is lawn area with patio which is ideal for entertaining space and seating. Water supply. Outside socket and lighting.



Property Postcode

For location purposes the postcode of this property is: PE114RA

Council Tax Band: C

Additional Information

Freehold with vacant possession on completion.

HEATING: Oil

EPC Rating : E

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a

property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

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Floor Plan

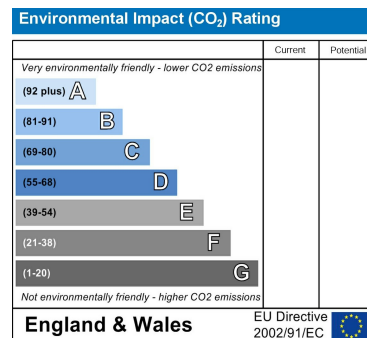
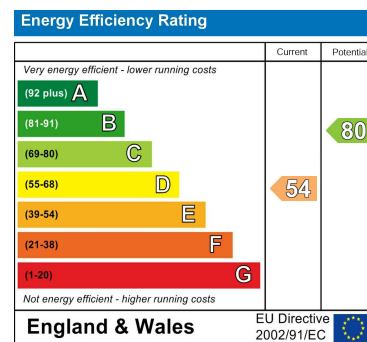


Total area: approx. 155.7 sq. metres (1675.5 sq. feet)

Area Map



Energy Efficiency Graph



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