



**120 Main Road, Quadring, PE11 4PW**

**£225,000**

Nestled in the picturesque village of Quadring, a mere 5-minute drive from the hub of Donington and conveniently positioned between the market towns of Spalding and Boston, this charming two-bedroom bungalow offers idyllic countryside views and modernized interiors. Meticulously renovated to an impeccable standard, this property presents a perfect abode for the discerning homeowner.

Don't let this gem slip through your fingers, seize the opportunity to make it yours today!

### Entrance Hall



UPVC door with side panels either side, matt built into flooring, wood effect flooring, radiator, airing cupboard and loft access

### Lounge 15'7" x 11'8" (4.76 x 3.56)



UPVC window to front, radiator, television point. The current owners have opened up to the kitchen creating a lovely light and airy space.

### Kitchen 11'7" x 9'4" (3.55 x 2.86)



UPVC window to rear overlooking rear garden, Matching wall and base units with wooden worktop over, space for American style fridge freezer, space for dishwasher, boiler, composite sink drainer with mix tap, AEG induction hob, Hot point eye level double oven.

### Utility Room 8'3" x 6'5" (2.54 x 1.96)



UPVC window to rear, UPVC door to side, Vinyl flooring, worktop over with spaces for washing machine and tumble dryer, radiator, storage cupboard.

### Cloakroom



Toilet and wash hand basin.

### Bedroom One 11'7" x 11'4" (3.54 x 3.47)



UPVC window to front. Built in wardrobe with glass sliding door. Radiator, television point and wood effect flooring.

### Bedroom Two 10'8" x 9'7" (3.27 x 2.94 )



UPVC French doors to rear. Radiator and wood effect flooring.

### Bathroom 6'9" x 5'4" (2.06 x 1.64)



UPVC window with frosted glass to rear. Vinyl flooring, bath with electric shower over, wash hand basin, toilet, radiator and extractor fan.

### Garage 15'10" x 8'11" (4.84 x 2.73)

Single up and over door, power and lighting.

### Outside Storage Room 7'3" x 4'11" (2.21 x 1.5)

Doors and window

### Workshop 7'6" x 7'4" (2.29 x 2.25)

Door to side

### Front Garden

Gravelled driveway with parking for multiple cars, hedges to front creating privacy. Driveway leading to single garage and side gate.

The property is off the Main Road and has green to the front.

### Rear Garden



Large patio, lawn area, shrubbery areas, fully enclosed with view open field views.

### Property Postcode

For location purposes the postcode of this property is: PE11 4PW

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: B

### PLEASE NOTE:

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

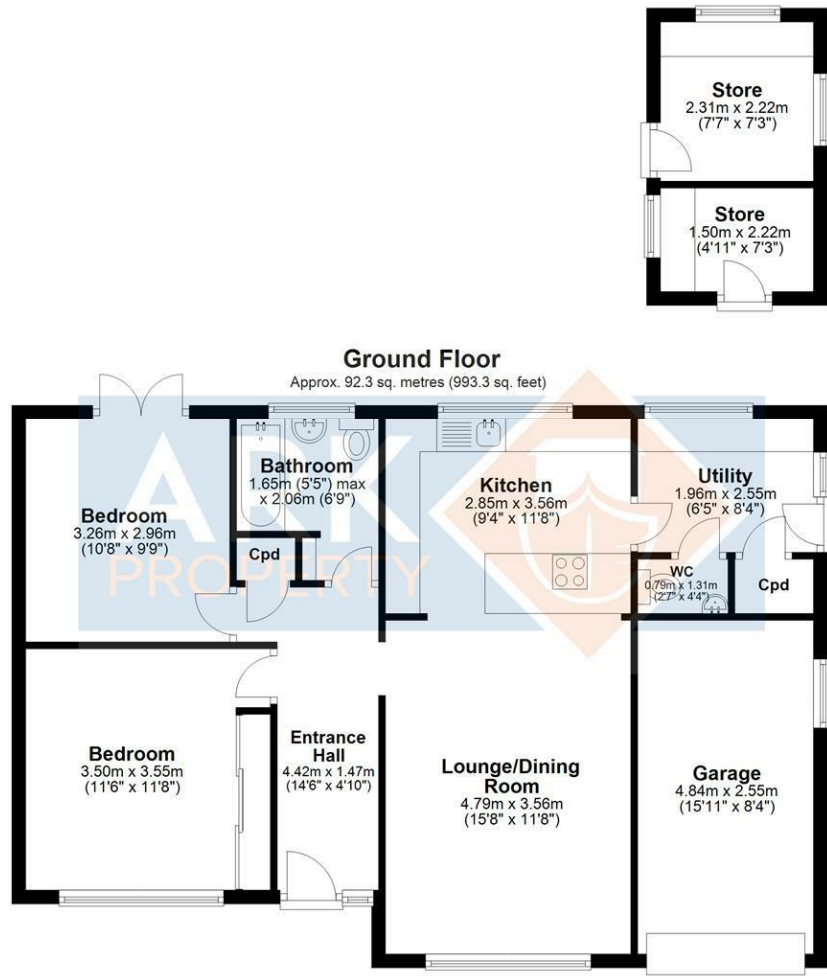
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

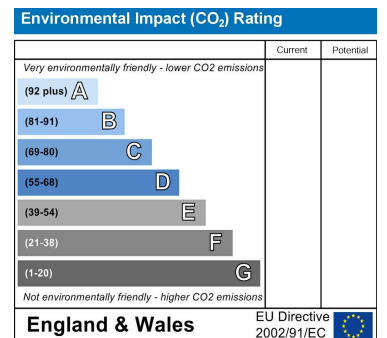
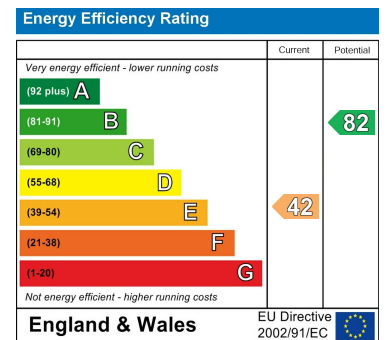


Total area: approx. 92.3 sq. metres (993.3 sq. feet)

Area Map



Energy Efficiency Graph



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