



**31 Casswell Drive, Spalding, PE11 4QW**

**£290,000**

Welcome to your new home in Quadring! This charming three-bedroom house offers a perfect blend of modern comfort and countryside living. Step inside to discover a spacious open-plan kitchen and living area with island, ideal for entertaining guests or enjoying family time. The recently refitted ensuite shower room ensures a touch of luxury, while the tranquil field views behind and landscaped garden provide a picturesque backdrop for relaxation. Don't miss the opportunity to make this your own slice of rural paradise!

**Entrance Hall 7'7" x 9'6" (2.33m x 2.91m)**



Composite glazed entrance door, coving to skimmed ceiling, radiator, porcelain tiled flooring. Doors to lounge and kitchen diner, stairs to first floor landing.

**Lounge 14'3" x 11'5" (4.36m x 3.50m)**



PVCu double glazed window to front, coving to textured ceiling, radiator.

**Kitchen Diner 18'11" x 12'10" (5.77m x 3.92m)**



PVCu double glazed windows to front and rear, coving to skimmed ceiling with recessed ceiling spotlights, two radiators, porcelain tiled flooring, half panelled walls. Fitted with a matching range of base and eye level units with island and breakfast bar seating, quartz worktops with tiled splashbacks, inset composite sink with mixer tap over, four ring induction hob with stainless steel extractor hood over, integrated fridge freezer, integrated dishwasher.





**Utility Room 10'9" x 5'10", (3.28m x 1.78,)**



PVCu double glazed door to side, built in storage cupboard. Fitted worktop space with tiled wall splashback, base unit and space and plumbing for washing machine and tumble dryer.

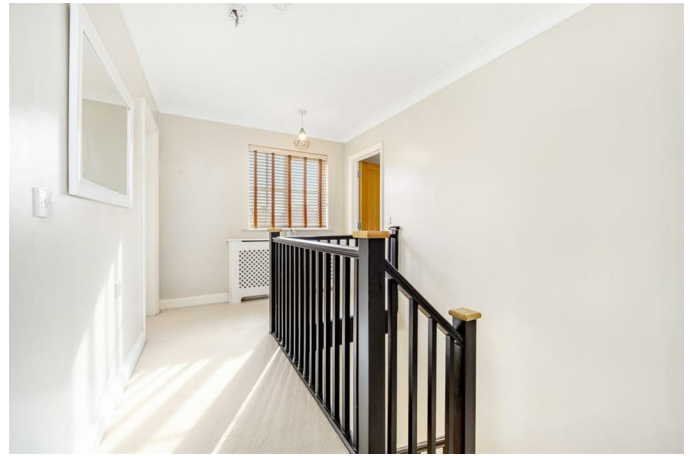
**W.C**



PVCu double glazed window to rear, radiator, fitted close coupled toilet with push button flush and

pedestal wash hand basin with chrome mixer tap over and tiled splashback.

**Landing 12'9" x 7'8" (3.90m x 2.34m)**



PVCu double glazed window to front, coving to textured ceiling with loft access, radiator. Doors to bedrooms and bathroom.

**Bedroom One 14'8" x 11'8" (4.48m x 3.58m)**



PVCu double glazed window to front, coving to textured ceiling, radiator, panelled feature wall, built in twin double wardrobes, built in airing cupboard with wall mounted mains gas central heating boiler (replaced March 2023). Door to ensuite.

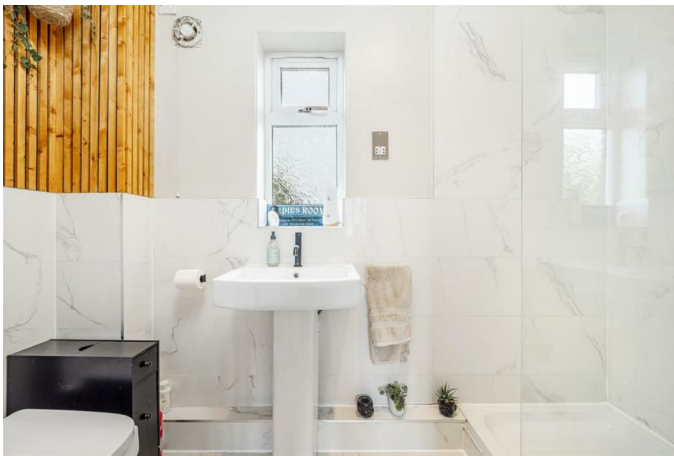


**Bedroom Two 8'9" x 9'2" (2.67m x 2.81m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator, panelled feature walls.

**Ensuite 3'5" x 8'8" (1.06m x 2.65m)**



PVCu double glazed window to rear, coving to textured ceiling, wall mounted heated towel rail, shaver point, marble effect wall and floor tiling. Fitted with a three piece suite comprising walk in shower enclosure with mains thermostatic bar shower riser, rainfall head and hand attachment, pedestal wash hand basin with mixer tap over and close coupled toilet with push button flush.

**Bedroom Three 10'1" x 9'2" (3.08m x 2.81m)**



PVCu double glazed window to front, coving to textured ceiling, radiator.

**Bathroom 5'10" x 7'8" (1.78m x 2.35m)**

PVCu double glazed window to rear, coving to textured ceiling with recessed ceiling spotlights, extractor fan, shaver point, radiator, vinyl flooring. Fitted with a three piece suite comprising panel bath, pedestal wash hand basin and close coupled toilet.

**Outside**

The property sits toward the end of Casswell Drive and benefits from gravelled off-road parking for up to two cars and leading to single garage. There is a front lawn that has just been over seeded with laurel hedge borders and side gated access to the rear garden.

The rear garden is enclosed by timber fencing and includes both hard and soft landscaping. There is a generous porcelain patio with oak frame pergola, a lawn that has just been over seeded and timber garden building. There are both hot and cold water taps, external power sockets and lighting.

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING:

COUNCIL TAX BAND: C

**PLEASE NOTE:**

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**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**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

#### **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.

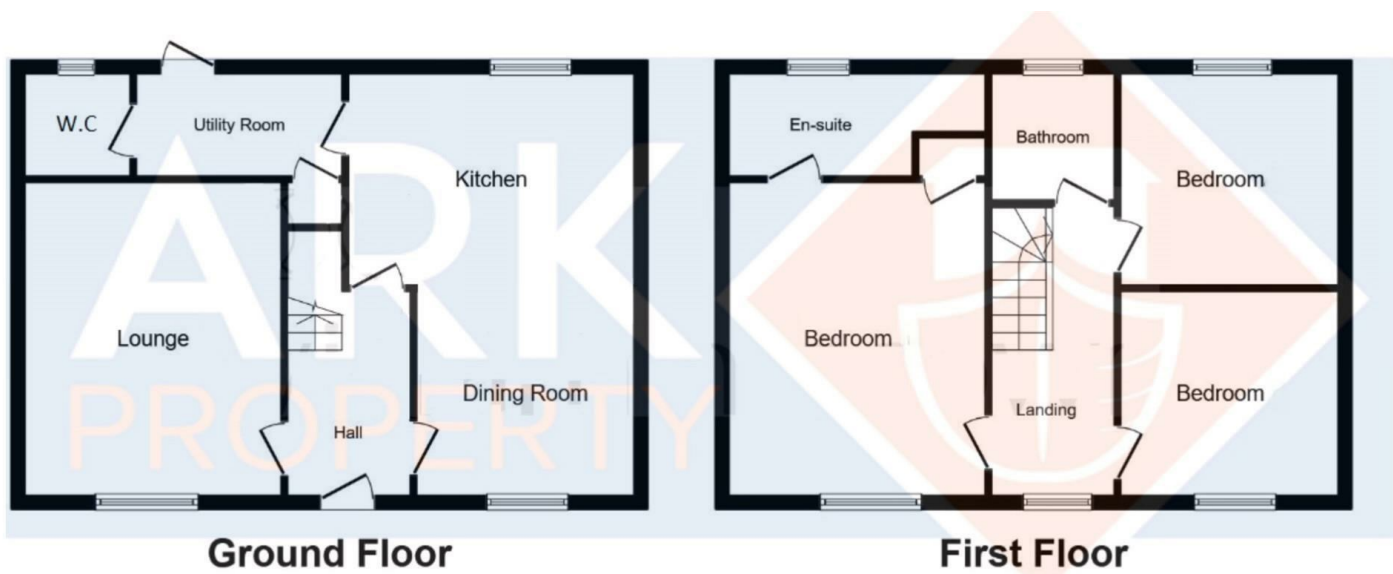
#### **Property Postcode**

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

#### **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.

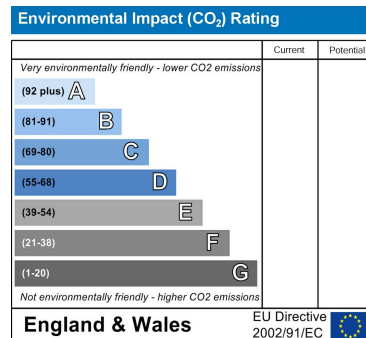
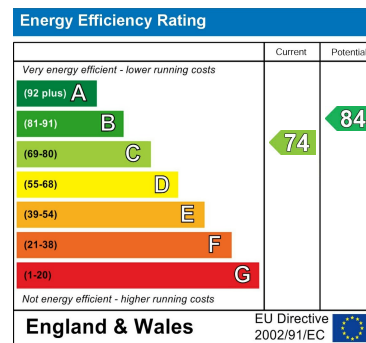
## Floor Plan



## Area Map



## Energy Efficiency Graph



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