



## **Jiffletrees South Drove, Spalding, PE11 4QX**

**£495,000**

Welcome to "Jiffletrees," located in the tranquil hamlet of Quadring Fen. This stunning home is designed to bring families together, featuring conjoined living spaces with three bedrooms on one side and two on the other. Situated on approximately 0.6 acres, it offers breathtaking views of the picturesque Lincolnshire countryside. If rural living appeals to you, this property is sure to tick all the boxes. Book your viewing today!



**Welcome**

Welcome to "Jiffletrees," a stunning family home offering the flexibility of a conjoined annexe and ample space inside and out, making it perfect for a forever home. Located in the charming hamlet of Quadring Fen, this property is ideally situated just 10 miles from Spalding, 15 miles from Boston, and only 5 miles from Donington, where you'll find a range of local amenities including shops, schools, and eateries.

Quadring Fen, nestled in the heart of rural Lincolnshire, is known for its picturesque landscapes and tranquil environment. The area offers fantastic walking trails, serene countryside views, and breathtaking sunsets that highlight the beauty of the Lincolnshire Fens. With its rich agricultural heritage and close knit community, Quadring Fen provides a peaceful retreat from the hustle and bustle of city life while still being conveniently connected to nearby towns.

Situated on approximately 0.6 acres, Jiffletrees features stunning views of the surrounding countryside, enhancing its appeal as a serene and inviting family home. The setting truly is wonderful, offering both tranquility and convenience, and is sure to make any buyer happy. Book your viewing today and experience the charm and beauty of Jiffletrees for yourself!

**Entrance Hall**



Upvc composite door to front aspect. Wooden flooring. Radiator. Stairs to first floor landing. Double storage cupboard with electric sockets built in. Spot lighting.

**Sitting Room 14'1" x 11'10" (4.31 x 3.62)**



Upvc window to front aspect with blinds built in. Wooden flooring. Spot lighting. Radiator. Television point. Opening to conservatory.

**Conservatory 11'3" x 14'1" (3.45 x 4.31)**



Upvc and brick constructed conservatory. Built in fan. Wooden flooring. Radiator. French doors opening to side aspect.

**Lounge 9'10" x 12'9" (3.01 x 3.91)**



Upvc window to side aspect. Upvc french doors to rear aspect. Wooden flooring. Spot lighting.

**Dining Room 9'10" x 9'10" (3.01 x 3.00)**



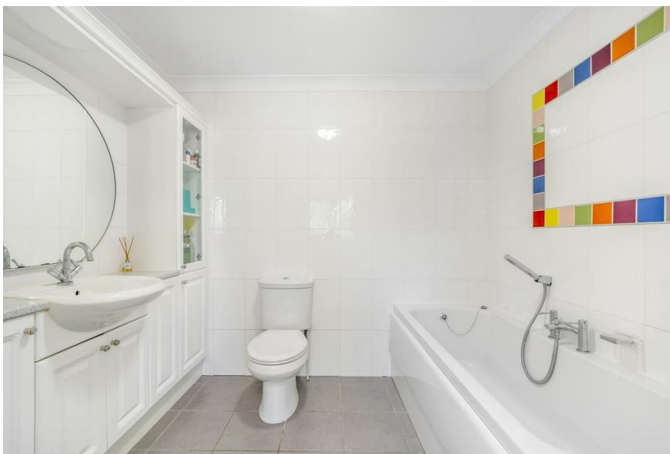
Upvc window to rear aspect. Wooden flooring. Radiator. Ceiling light.

**Utility Room 6'1" x 8'6" (1.86 x 2.60)**



Upvc door and window to rear aspect. Vinyl flooring. Base units with worksurface over. Space and plumbing for washing machine. Underfloor heating

**Bathroom 6'8" x 8'5" (2.05 x 2.58)**



Tiled flooring. Fully tiled walls. Bath with shower over. Wash hand basin with vanity unit built in. Toilet. Extractor fan, Underfloor heating

**Kitchen 13'3" x 10'9" (4.04 x 3.29)**



Upvc window to side aspect. Bespoke kitchen with matching base and wall units with granite worktops over. Neff appliances including, double oven, hob, extractor fan, microwave and dishwasher. Sink with Quooker tap and drainer built into the worktop. Water softener. Under counter lighting. Space for American style fridge freezer. Vinyl flooring and underfloor heating



**Conservatory 9'6" x 9'7" (2.92 x 2.94)**



Upvc and brick constructed conservatory. Built in fan. Tiled flooring and Underfloor heating.



**First Floor Landing 6'7" x 8'5" (2.01 x 2.58)**



Wooden flooring.

**Bedroom Three 10'9" x 8'2" (3.29 x 2.49)**



Upvc window to front elevation. Radiator. Overstairs storage cupboard.

**Bedroom One 14'1" x 10'5" (4.31 x 3.19)**



Upvc window to front and side elevation. Wooden flooring. Built in wardrobes with mirrored doors. Radiator.

**Bathroom 6'2" x 9'10" (1.90 x 3.00)**



Upvc window to rear elevation. Heated towel rail. Tiled flooring. Corner shower cubicle with rainwater head and separate shower extension over. Partially tiled walls. Toilet. Wash hand basin. Built in storage. Jacuzzi bath with shower extension over. Large backlit mirror. Spot lighting. Extractor fan.

**Annexe Lounge / Family Room 12'11" x 20'3" (3.94 x 6.19)**



Upvc window to front, side and door to front aspect. Wood effect laminate flooring. Television point. Staircase and Underfloor heating

**Bedroom Two 9'10" x 13'10" (3.01 x 4.23)**



Upvc window to side elevation. Radiator.

**First Floor Landing**

**Bedroom Four 8'11" x 16'5" (2.73 x 5.01)**

Two Upvc windows to front elevation. Carpeted. Radiator.

**Bedroom Five 8'11" x 13'10" (2.72 x 4.23)**



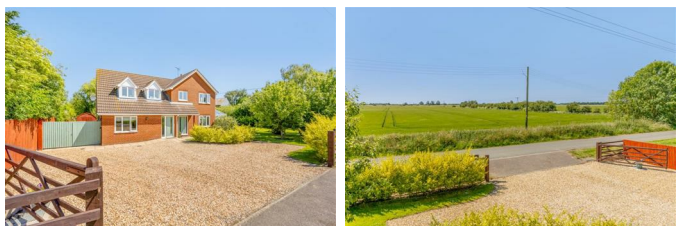
Upvc window to rear elevation. Carpeted. Loft access. Radiator.

**Shower Room 6'1" x 7'11" (1.87 x 2.42)**



Upvc window to rear elevation. Shower cubicle. Tiled flooring. Toilet. Wash hand basin. Heated towel rail. Extractor fan. Partially tiled walls.

**Front Garden**



Large gravelled frontage with a lawn area on one side, enclosed by fencing and gates. Additional vehicular gates to the side of the property providing further parking and access to the rear garden.



**Rear Garden**



A large extended patio the width of the property, creating an ideal space for seating and entertaining. The expansive lawn area, divided by trees, includes an additional lawn with views overlooking the fields.

**Dutch Barn 30 x 10 (9.14m x 3.05m)**

Large Dutch Barn to the side of the property with power and lighting, creating a fantastic outdoor workshop.

**Verified Material Information**

Tenure: Freehold  
 Council tax band: E  
 Annual charge: None  
 Property construction: Brick  
 Electricity supply: Octopus  
 Solar Panels: None  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Treatment Plant  
 Heating: Oil heating - New Boiler Fitted June 2024  
 Heating features: Underfloor Heating in specific rooms  
 Broadband: As stated by Ofcom, Standard and Ultrafast are available.  
 Mobile coverage: As stated by Ofcom, Indoor - Vodafone are Likely over Voice and Data, with EE being limited. Three is None over Voice and Data. O2 is Limited over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.  
 Parking: Driveway  
 Building safety issues: None  
 Restrictions: None  
 Public right of way: None



Flood risk: Very low risk of surface water flooding.  
Medium risk of flooding from rivers and the sea.  
Coastal erosion risk: No  
Japanese Knotweed: No  
Planning permission: Please refer to SHDC planning portal for any relevant planning in the area.  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: D

### Property Postcode

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

### Additional Information

PLEASE NOTE:

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

- Fitted blinds in living room, side conservatory, bedroom 1 and bedroom 3.
- New Boiler fitted June 2024

### 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.

### 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.

### 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.

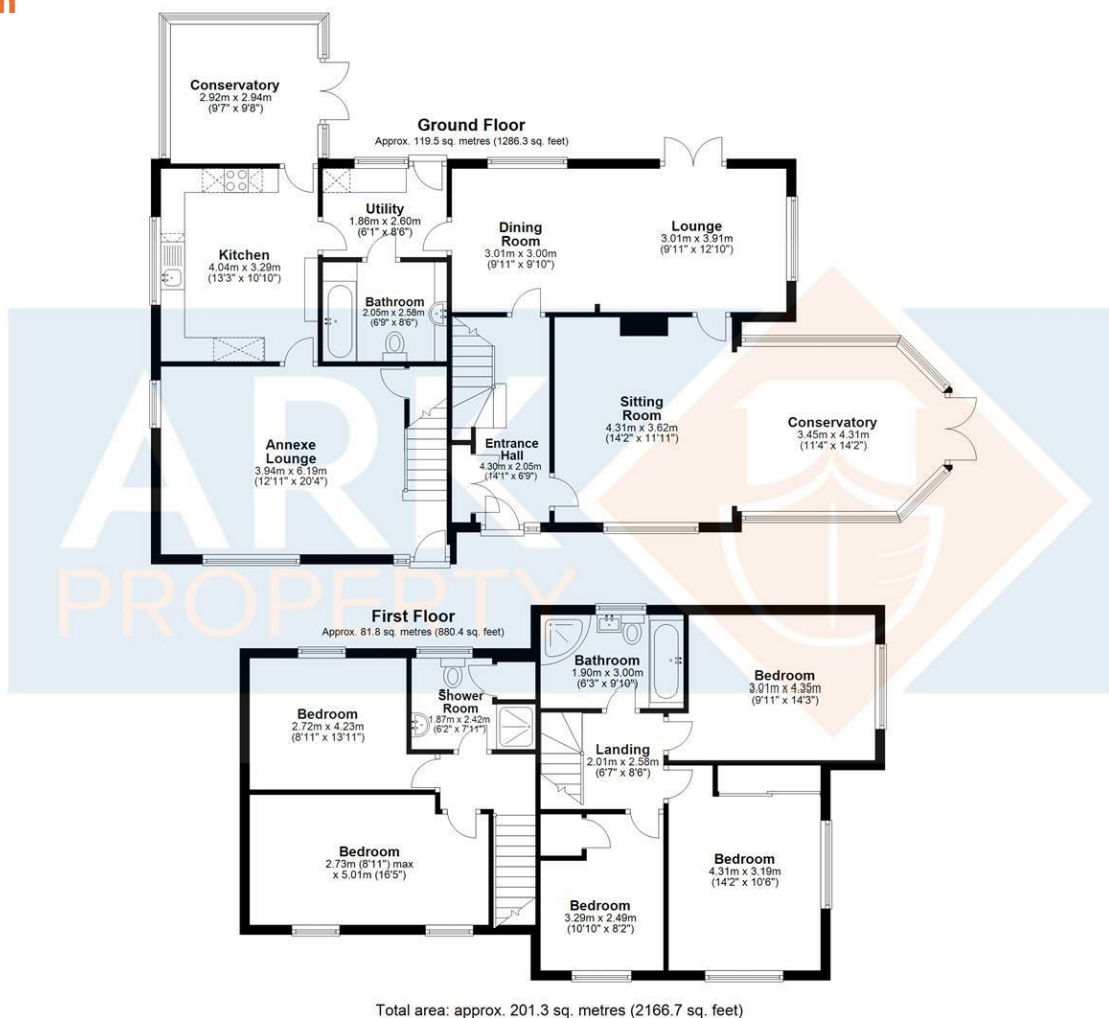
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

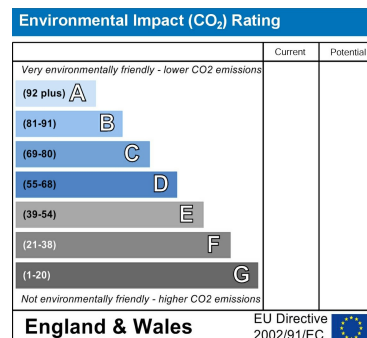
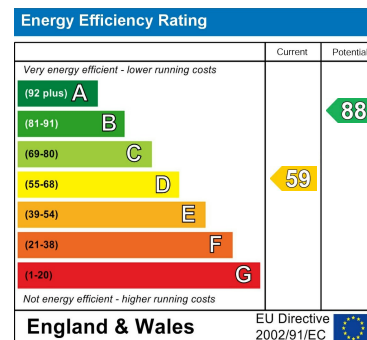
## Floor Plan



## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

