



6 Ludlow Gardens, Quadring, PE11 4QH

£425,000

Impressive four bedroom detached family home. Totally renovated by the current owners to a very high standard, the property now boasts a contemporary interior with a high quality finish. Situated in a secluded cul de sac within the small village of QUADRING, having a shop/post office, pub and restaurant. Located 8 miles from the market town of Spalding, and 27 miles from the City of Peterborough, which has good train links to London and the North. Comprising entrance hallway, living room, dining room with French doors opening to the South facing rear garden, kitchen diner, utility room and cloakroom. To the first floor there are four bedrooms, on with en-suite and dressing area and family bathroom. Externally the property benefits from extensive graveled driveway providing ample off road parking with vehicular access to the double garage. Gated side access to rear garden. Fully enclosed South facing rear garden, mainly laid to lawn with paved area ideal for seating and entertaining. Viewing is strictly by appointment through Ark Property Centre.

Entrance Hall 19'3" x 6'4" (5.88 x 1.94)



Part glazed composite entrance door with glazed sidelights. Coving to skimmed ceiling with recessed ceiling spotlights. Radiator. Stairs to first floor landing. Engineered oak floor. Doors to lounge, dining room and kitchen diner.



Living room 13'0" x 20'5" max inc bay (3.97 x 6.23 max inc bay)



PVCu double glazed bay window to front aspect.

Radiator. Inset Aarrow multi fuel stove set in marble fireplace with wooden surround. Carpeted.



Kitchen Diner 17'5" x 9'11" (5.31 x 3.04)



PVCu double glazed windows to rear. Fitted with a matching range of base and eye level units with granite worktops over and granite upstands. Granite breakfast peninsula with space for seating. 5 ring Neff induction hob with stainless steel extractor hood over. Integrated Neff eye level oven and Grill, Bosch larder fridge. 1 1/2 bowl ceramic sink with chrome mixer tap over. Two radiators.



Cloakroom 7'1" x 6'2" (2.16 x 1.88)



Coving to skimmed ceiling with recessed ceiling spotlights. Fitted with a two piece suite comprising close coupled toilet and wash hand basin with chrome mixer tap set in vanity unit with tiled splash back. Base level storage. Radiator. Extractor fan.



Utility room 9'5" x 10'1" (2.88 x 3.09)



Dining room 13'3" x 13'4" (4.04 x 4.08)



PVCu half glazed door to garden. PVCu double glazed window to side. Coving to skimmed ceiling with recessed ceiling spotlights. Door to garage. Fitted with a matching range of base and eye level units with roll top work surfaces over. Twin stainless steel sinks with drainer and chrome mixer tap over. Space for dishwasher, fridge/freezer, and additional freezer.

PVCu double glazed French doors to garden. Coving to skimmed ceiling. Engineered oak flooring. Radiator.



First Floor Landing 16'0" x 6'1" (4.89 x 1.87)



Coving to skimmed ceiling with recessed ceiling spotlights. Radiator. Loft access. Doors to bedrooms and bathroom.

Bedroom One 13'6" x 13'1" (4.12 x 4.00)



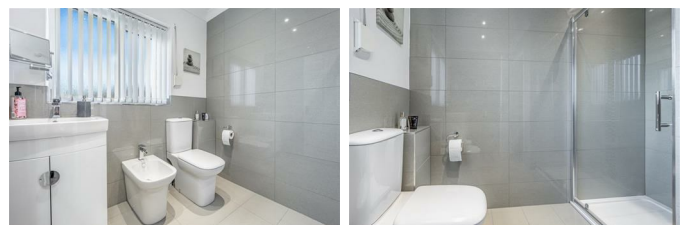
PVCu double glazed window to front. Coving to textured ceiling. Radiator. Fitted with a range of fitted furniture including full height wardrobes, bedside tables, drawers and dressing table. Opening to dressing area 1.28m x 3.10m with fitted full height wardrobe. Door to:



En-Suite 8'0" x 6'9" max inc shower recess (2.46 x 2.06 max inc shower recess)



PVCu double glazed window to front elevation. Fitted four piece suite comprising recessed shower cubicle with thermostatic bar shower, rainfall head and hand held attachment and glass door. Close coupled toilet, bidet and wash hand basin set in vanity unit with chrome mixer tap over. Chrome heated towel rail. Shaving point. Coving to skimmed ceiling with recessed ceiling spotlights.



Bedroom Two 13'5" x 13'4" (4.09 x 4.08)



PVCu double glazed window to rear elevation. Coving to textured ceiling. Radiator. Fitted wardrobes.

Bedroom Four 10'4" x 9'9" (3.15 x 2.99)



PVCu double glazed window to rear elevation. Coving to textured ceiling. Radiator.



Bedroom Three 12'6" x 8'9" (3.82 x 2.69)



PVCu double glazed window to front elevation. Coving to textured ceiling. Radiator.

Bathroom 9'10" x 7'10" (3.01 x 2.41)



PVCu double glazed window side elevation. Fitted with a five piece suite comprising rainfall shower with handheld attachment and thermostatic bar in glass enclosure. Bath with chrome mixer tap over and hand held shower attachment. Close coupled toilet. Wash hand basin with chrome mixer tap over set in vanity unit and bidet. Skimmed ceiling with recessed ceiling spotlights. Tiled flooring. Chrome heated towel rail. Shaving point.

Solar panels



Please note: This property has solar panels installed by 'A shade greener'. Please check these are acceptable to your mortgage lender before making an offer.

To The Front



There is a gravel drive providing off road parking for up to five vehicles and leading to the double garage. There is side gated access to the rear garden and additional gate allowing access for secure caravan storage.

Double garage 16'7" x 18'4" (5.08 x 5.60)



Skimmed ceilings and painted floor. Power and light connected. Twin electric roller shutter doors. Wall mounted gas central heating boiler.

Rear Garden



The rear garden is beautifully landscaped and enclosed by timber fencing. There is a generous and well tended lawn, stocked shrub borders and a large patio seating area. Timber workshop measuring 4.84m x 2.95m with power and light connected, perfect for work from home or hobbies. The garden then wraps around to the side revealing a range of raised beds, sheds, and gates for caravan storage.



Water supply: Anglian Water
Sewerage: Mains Drainage
Heating: Gas Central Heating
Heating features: None
Broadband: As stated by Ofcom, Standard and Superfast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE, Three and Vodafone are Limited over Voice and Data. O2 is Likely over Voice but Limited over Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Driveway and Double Garage
Building safety issues: None
Restrictions: None
Public right of way: No
Flood risk: Very low risk of surface water flooding. Low 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: B

Property Postcode



For location purposes the postcode for this property is PE11 4QH

Verified Material Information

Tenure: Freehold
Council tax band: E
Annual charge: None
Property construction: Brick
Electricity supply: Ovo
Solar Panels: No
Other electricity sources: None

Additional Information



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

This property benefits from security roller shutters to windows and doors (excluding bay window) for added peace of mind when away from home.

Viewing

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.

Offers 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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 your funds from your solicitor.

Ark Property Centre

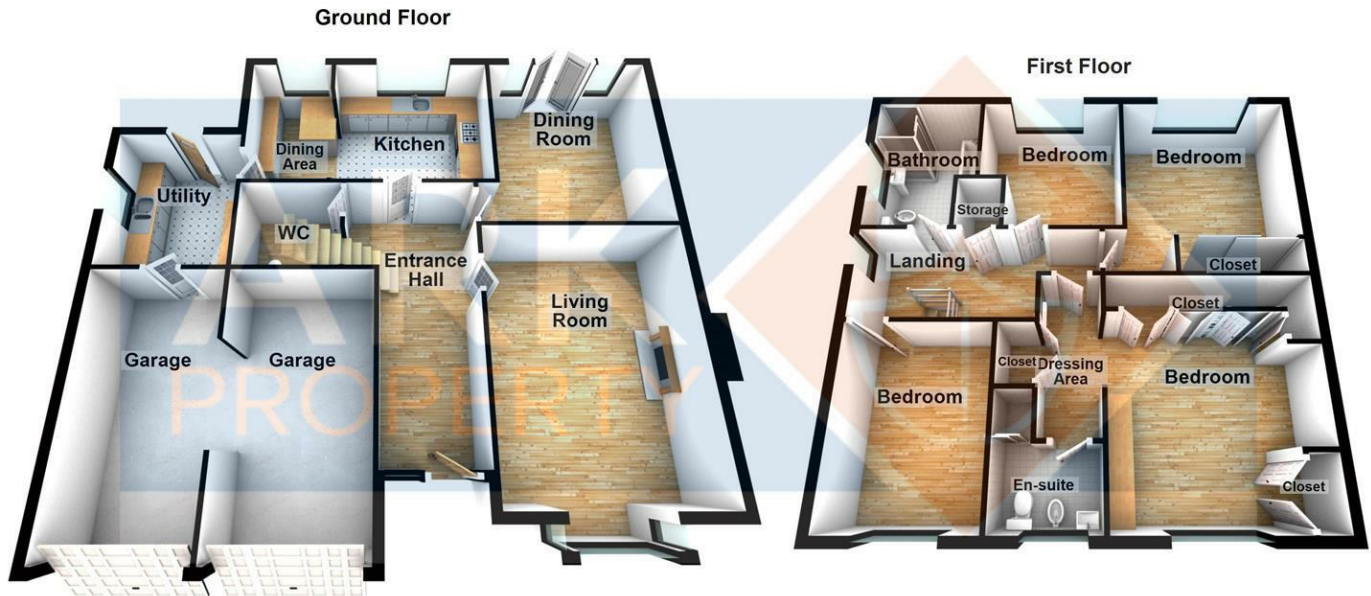
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

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



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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