



122 Main Road, Quadring, PE11 4PW

£200,000

- Detached 2-Bedroom Bungalow – Well-presented and ready to move into.
- Modern Décor Throughout – Stylish and inviting interior.
- Double Glazing – Providing warmth and energy efficiency.
- Generous Off-Road Parking – Ample space to the front of the property.
- Rear Garden With Fields Behind – A peaceful and scenic outdoor space.
- No Onward Chain – Ensuring a smooth and hassle-free purchase.

Well-Presented 2-Bedroom Detached Bungalow in Quadring – No Onward Chain

Situated in the charming village of Quadring, this well-maintained two-bedroom detached bungalow is ready to move into. Featuring modern décor and double glazing throughout, the property offers a bright and welcoming living space. Generous off-road parking to the front provides excellent convenience, while the rear garden enjoys open fields beyond, creating a peaceful outdoor retreat. With no onward chain, this is a fantastic opportunity for those seeking a hassle-free move. Viewing is highly recommended!

Entrance Hall 16'8" x 4'9" (5.09m x 1.47m)



UPVC door to front. Radiator. Wood effect flooring. Radiator. Airing cupboard. Loft access.

Lounge 15'7" x 11'8" (4.77m x 3.57m)



UPVC window to front. Fire with fire surround. Radiator. Carpeted.



Kitchen 9'4" x 11'8" (2.86m x 3.57m)



UPVC window to rear. Matching base and eye level units. Space for cooker. Extractor fan. Partially tiled walls. Sink unit with drainer and mixer tap. Vinyl flooring. Space for tall fridge/freezer. Boiler.



Utility Room 6'5" x 8'3" (1.97m x 2.54m)

UPVC door to side. UPVC window to rear. Storage cupboard. Pantry. Space and plumbing for washing machine. Vinyl flooring. Radiator.

Bedroom 1 11'4" x 11'6" (3.47m x 3.53m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 10'8" x 9'8" (3.26m x 2.95m)



UPVC window to rear. Radiator. Carpeted.

Wet Room 5'4" x 6'8" (1.64m x 2.05m)



UPVC window to rear. Shower unit. Fully tiled walls. Toilet. Wash hand basin. Radiator.



Outside



Front: Gravel area providing parking for several vehicles. Gated access to the rear.
Rear: Enclosed by timber fencing and hedging. Lawn area. Patio area. Gravel area. Timber shed.



Garage 15'11" x 8'11" (4.86m x 2.73m)



Up and over vehicular door to front. Window to side. Power and light connected.



Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: There is a ramp at the front of the house for disabled access. The hall and doors are wide enough for disabled access and there is a wetroom.

Coalfield or mining area: No

Energy Performance rating: E50

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.

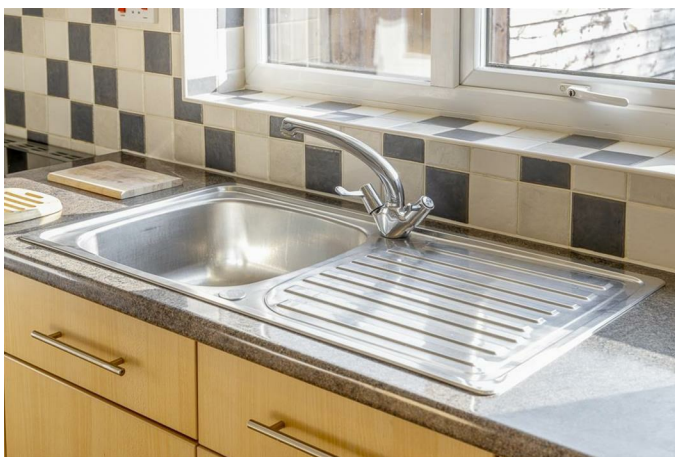
Ark Property Centre

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.

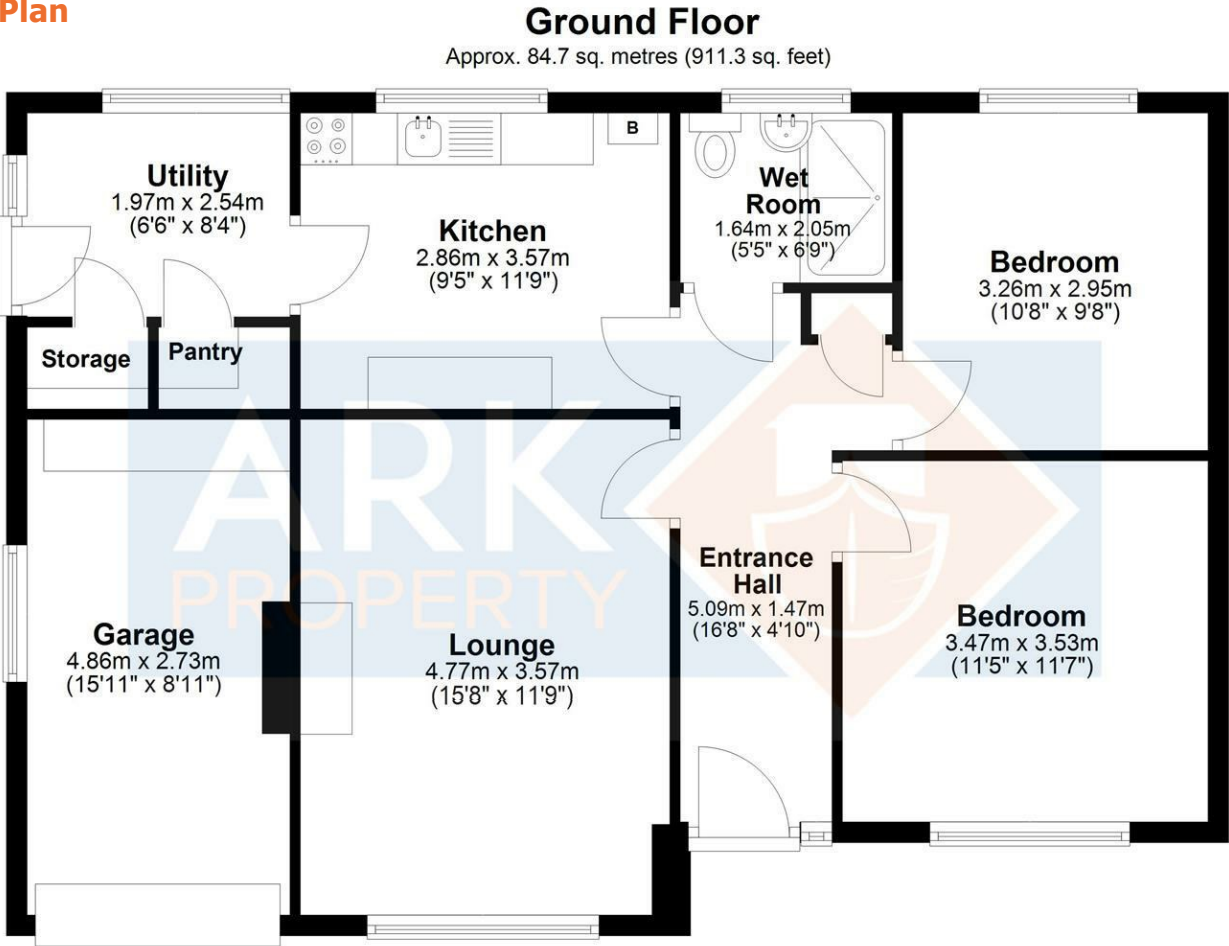
Disclaimer

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.



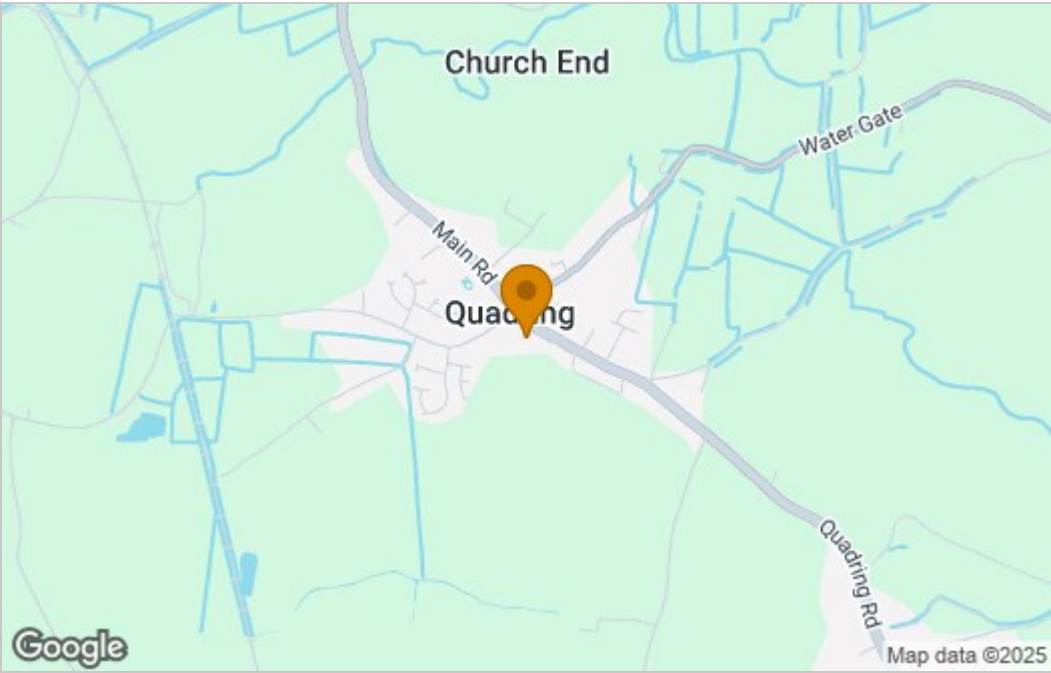


Floor Plan

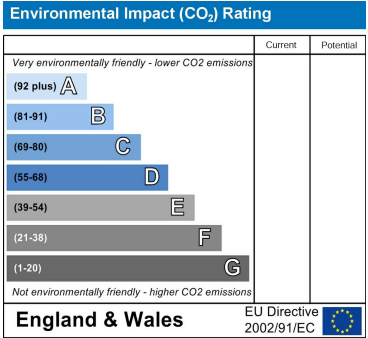
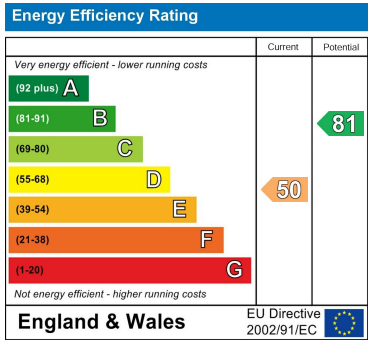


Total area: approx. 84.7 sq. metres (911.3 sq. feet)

Area Map



Energy Efficiency Graph



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