



3 Liberty Place, Quadring, PE11 4GT

£445,000

- Spacious three double bedroom detached bungalow built by Broadgate Homes
- Bright open-plan kitchen/dining/living area plus additional separate lounge
- bedroom one with en-suite and a contemporary family bathroom
- Practical utility room providing extra storage and convenience
- Generous off-road parking and double garage
- Large rear garden with beautiful open field views beyond

Spacious Three Bedroom Detached Bungalow – Built by Broadgate Homes

Situated in a desirable location, this impressive nearly-new three bedroom detached bungalow, built by Broadgate Homes, offers superb living space with a thoughtfully designed layout. The property features a bright and airy open-plan kitchen/dining/living area, complemented by a separate lounge for added versatility. All three bedrooms are generous doubles, including a master bedroom with en-suite, plus a stylish family bathroom. A separate utility room enhances the practicality of the home. Outside, there is ample off-road parking leading to a double garage, while the large rear garden enjoys open field views, perfect for relaxing and entertaining. A wonderful opportunity to secure a modern, spacious bungalow in a fantastic setting.

Entrance Hall 10'11" x 7'1" (3.35m x 2.17m)



Composite glazed entrance door with glazed side panels, coving to skimmed ceiling, radiator, built in airing cupboard.

Lounge 14'3" x 15'7" (4.36m x 4.75m)



PVCu double glazed windows to front and side, coving to skimmed ceiling, two radiators, gas fireplace.



Kitchen/Open Plan Living 12'2" x 28'4" (3.72m x 8.64)



A stylish open-plan kitchen, dining, and living space

featuring a sleek fitted kitchen with integrated appliances and a door leading to the utility room. There is a central dining area, while the inviting lounge at the far end enjoys French doors opening onto the garden.



Kitchen

PVCu double glazed window to side, coving to skimmed ceiling with recessed spotlights, tiled flooring. Fitted with a matching range of base and eye level units with work surfaces and matching upstands, four ring Neff induction hob with Stainless steel extractor hood over, integrated eye level Neff oven and grill, integrated fridge freezer, integrated dishwasher, composite sink and drainer with chrome mixer tap over, built in double door pantry cupboard. Door to utility room.



Living area



PVCu double glazed French doors with glazed side panels to rear, coving to skimmed ceiling, tiled flooring, two radiators.



Utility Room 6'0" x 8'9" (1.85m x 2.69m)



PVCu double glazed window to rear and door to side opening to garden, coving to skimmed ceiling,

wall mounted mains gas central heating boiler, tiled flooring, fitted worktop space with matching upstand, base unit, space and plumbing for washing machine and tumble dryer, stainless steel sink and drainer with chrome mixer tap over.

Bedroom 1 11'6" x 14'5" (3.52m x 4.41m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator, door to ensuite.

En-suite 3'11" x 18'3" (1.20m x 5.57m)



PVCu double glazed window to side, coving to skimmed ceiling, extractor fan, vinyl flooring, wall mounted heated towel rail, shaver point. Fitted with a three piece suite comprising shower pod with chrome thermostatic bar shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.



Bedroom 2 11'5" x 11'10" (3.48m x 3.61m)



PVCu double glazed window to rear, coving to skimmed ceiling, radiator.

Bedroom 3 8'11" x 9'6" (2.73m x 2.90m)



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

Bathroom 12'2" x 6'11" (3.72m x 2.12m)

PVCu double glazed window to rear, coving to skimmed ceiling with recessed spotlighting, extractor fan vinyl flooring, wall mounted heated towel rail. Fitted with a four piece suite comprising panel bath with chrome mixer tap over and shower attachment, shower pod with chrome thermostatic bar shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

**Outside**

The bungalow can be located to the end of Liberty Place, a no through road and pleasant cul-de-sac. To the front of the property is a gravel driveway leading to double garage and gated access to the rear garden.

The rear garden enjoys open field views and is enclosed by timber fencing. There is a large lawn and patio seating area, timber workshop and summer house.

**Double Garage 18'8" x 16'11" (5.71m x 5.18m)**

Twin up and over vehicular doors. Pedestrian door to side. Power and light connected.

Property Postcode

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

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: E

Property construction: Traditional

Electricity supply: Mains - Octopus Energy

Solar Panels: Two solar panels owned by the property.

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains Drainage

Heating: Mains Gas Central Heating

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 Likely over Voice and Data. Vodafone is Likely over Voice and 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 Double Garage

Building safety issues: None

Restrictions: None

Public right of way: None

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

Coastal erosion risk: None

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

Accessibility and adaptations: None

Coalfield or mining area: No

Energy Performance rating: B83

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

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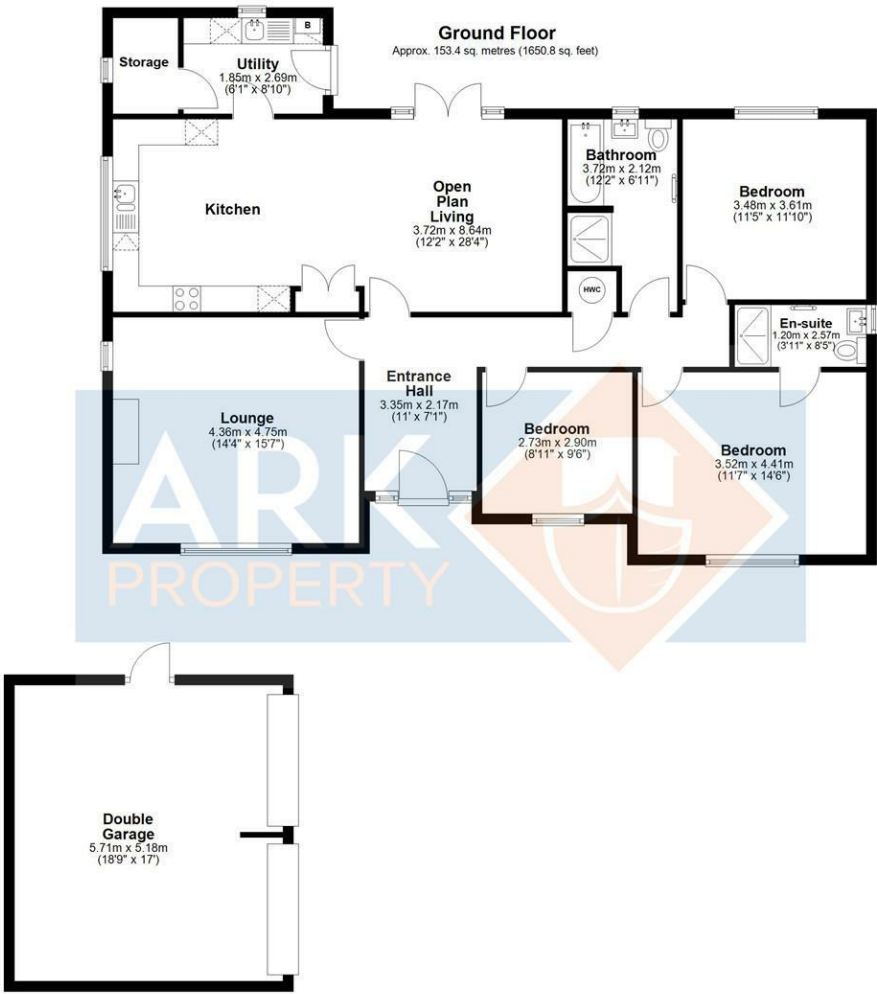
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These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.



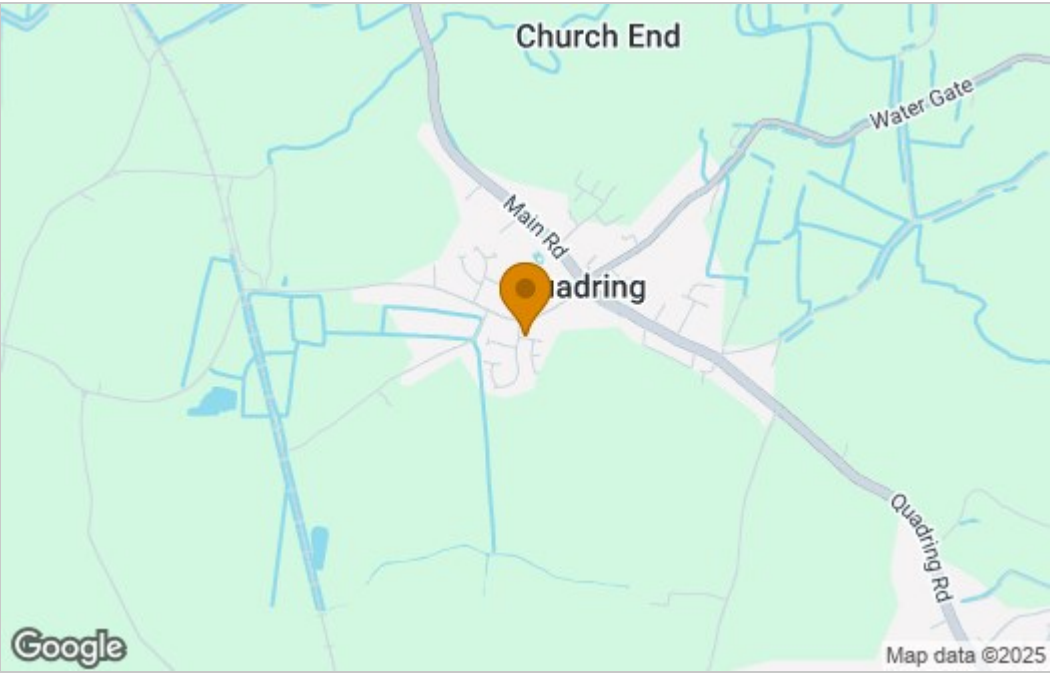


Floor Plan



Total area: approx. 153.4 sq. metres (1650.8 sq. feet)

Area Map



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Energy Efficiency Graph

