



**131a Main Road, Quadring, PE11 4PJ**

**£400,000**

- 0.5 of an acre plot (subject to survey)
- Detached double garage
- Private driveway
- Views across countryside
- Spacious bedrooms
- Great flowing layout
- Two bathrooms
- Extensive off road parking to front and side
- Village location
- A MUST view to appreciate the setting !



## Charming Three Bedroom Bungalow with Breathtaking Countryside Views

Set on 0.5 acres (subject to survey) of beautifully maintained grounds, this extensively presented three bedroom bungalow offers stunning views over the Lincolnshire countryside, with charming glimpses of the village church.

Lovingly cared for throughout, the bungalow features spacious, well-proportioned rooms and a natural flow, but the real star of the show is the immaculate, landscaped plot, a true haven for any gardening enthusiast.

Complete with a double garage, this is a rare opportunity to enjoy peaceful village living in a picturesque setting. If you're green-fingered or simply appreciate outdoor beauty, this is a home you could fall for instantly.

Book your viewing today and experience the lifestyle this unique property offers.

### Entrance Porch 8'10" x 6'2" (2.71m x 1.90m)

UPVC structure porch with door and glazed side panel to front and windows to side. Tiled flooring.

### Entrance Hall 14'3" x 5'10" (4.36m x 1.79m)



UPVC door to front with glazed side panel. Two radiators. Carpeted. Loft access. Storage cupboard. Airing cupboard.

### Lounge 12'2" x 17'10" (3.72m x 5.44m)



UPVC window or side. Radiator. Corner tiled surround with log burner. Carpeted. Storage cupboard.

### Lounge/Dining Room 12'4" x 20'9" (3.76m x 6.33m)



Two UPVC windows to front. Feature arch window set within wall to the hallway. Two radiators. Carpeted.

### Kitchen 12'7" x 12'4" (3.84m x 3.77m)



UPVC window to rear. Matching range of base and eye level units. Neff double oven with warming drawer. Neff microwave. Neff electric hob with extractor fan over. Sink unit with tiled splash backs. Integrated dish washer. Tiled flooring. American style fridge freezer. Plinth heater.

### Cloakroom



UPVC window to side. Tiled flooring. Partially tiled walls. Toilet. Wash hand basin.

### Utility Room 5'8" x 9'2" (1.73m x 2.80m)



UPVC door and window to side. Base and eye level units with worktops over. Sink unit with mixer tap over. Space and plumbing for washing machine. Tiled flooring. Built in storage cupboard with boiler.

### Conservatory 11'10" x 14'2" (3.63m x 4.33m)



Partially brick built with windows and polycarbonate roof. French doors to side. Tiled flooring.

### Bedroom 1 11'8" x 11'1" (3.58m x 3.40m)



UPVC window to front. Radiator. Carpeted. Built in double wardrobes with drawers and rails.





**En-suite 6'10" x 9'1" (2.10m x 2.79m)**

UPVC window to side. Spot lights. Walk in double shower with rainwater shower head and separate shower over. Floating toilet. Wash hand basin set in vanity unit. Radiator. Vinyl flooring. Extractor fan. Heated towel rail.

**Bedroom 3 12'2" x 11'6" (3.72m x 3.53m)****Bedroom 2 10'7" x 12'10" (3.25m x 3.92m)**

UPVC window to side and double doors to rear leading to the garden. Built in wardrobes. Carpeted. Radiator.

UPVC window to rear. Radiator. Built in double wardrobes with drawers and rails. Carpeted.

**Bathroom 12'2" x 7'10" (3.72m x 2.41m)**

UPVC window to rear. Bath. Wash hand basin. Toilet. Double shower cubicle with electric shower

over. Partially tiled walls. Tiled flooring. Shaver point. Heated towel rail.

### Outside

Front: Private drive from the main road leading to a large gravel area to front for parking for several vehicles. Enclosed by hedgerow and lawn area. Gravel leading to double detached garage.

Rear: Enclosed by hedging. Large lawn area. Large patio area wrapping around the garden. Raised borders with shrubbery. Landscaped area with water feature. Timber shed with electric connected. Timber summer house with electric connected. Further lawn area enclosed by timber fencing and bushes.



### Double Garage 16'6" x 20'11" (5.03m x 6.39m)

Twin up and over doors. Window to side and rear.

### Property Postcode

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

### 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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank

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 Double 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: No

Coalfield or mining area: No

Energy Performance rating: D68

### 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.

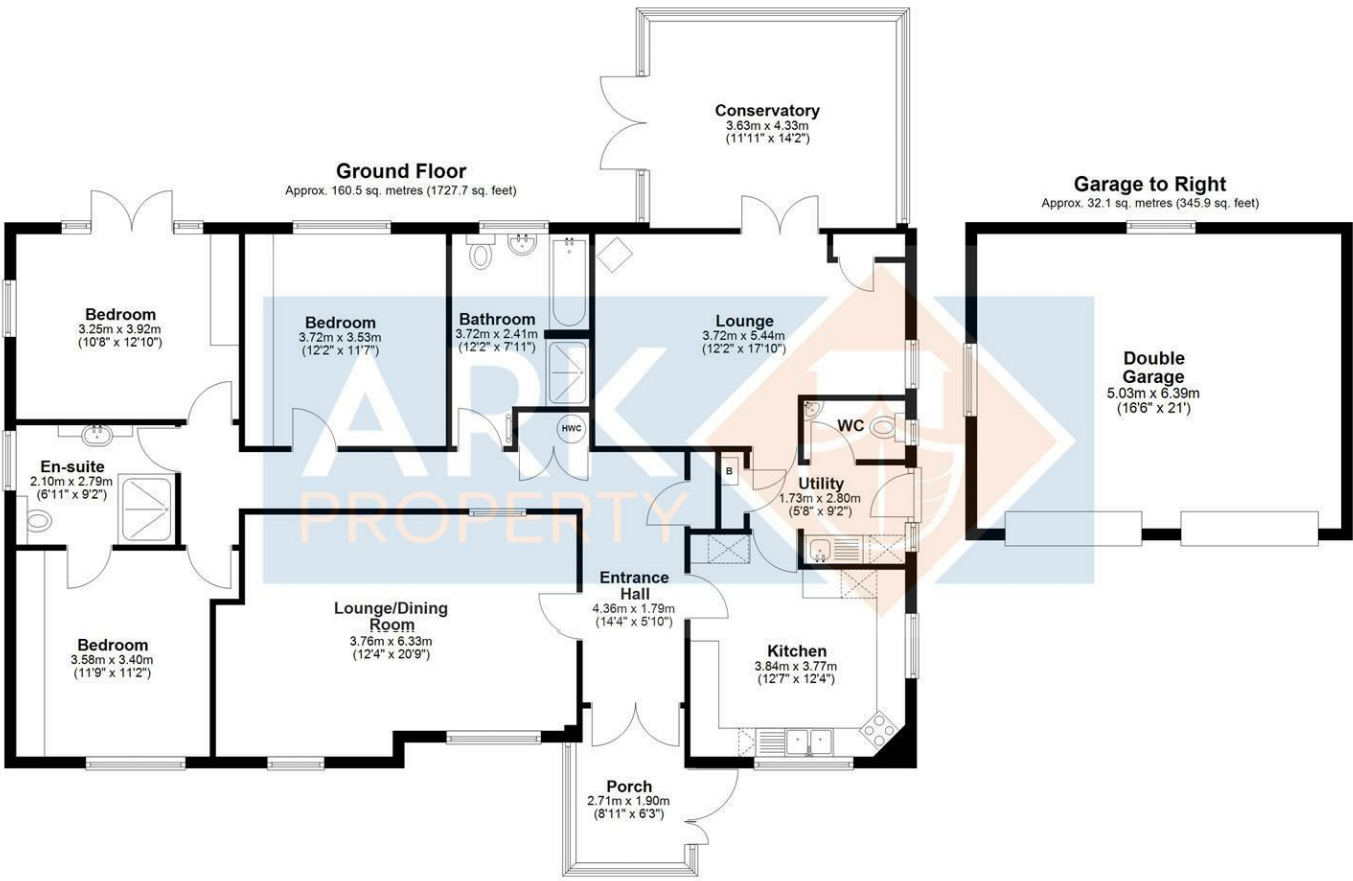
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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



Floor Plan

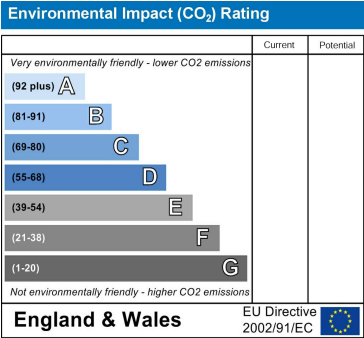
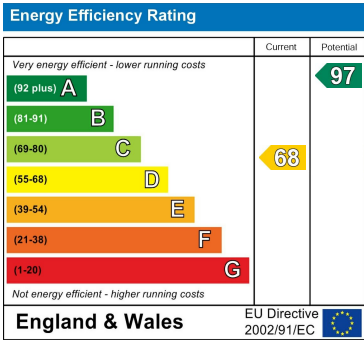


Total area: approx. 192.6 sq. metres (2073.6 sq. feet)

Area Map



Energy Efficiency Graph



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