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5 Leonards Close, Quadring PE11 4FT

£425,000 Freehold

- Village Location
- 4 Double Bedrooms
- Open Plan Kitchen/Dining/Living
- Gas Central Heating
- Double Garage

Superbly presented 4/5 bedroom detached property situated in the popular village of Quadring. Accommodation comprising entrance hallway, cloakroom, lounge, study/bedroom 5, utility room, open plan kitchen/dining/living area, 4 double bedrooms, en-suite and four piece family bathroom. Must view to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Open oak porch with obscured composite double glazed door leading into:

ENTRANCE HALLWAY

7' 0" x 15' 7" (2.14m x 4.77m) Skimmed ceiling, 2 centre light points, smoke alarm, radiator, understairs storage area, staircase rising to first floor, storage cupboard off housing coat rail, solid oak door into:

CLOAKROOM

3' 2" x 7' 1" (0.99m x 2.16m) Skimmed ceiling, centre light point, extractor fan, mosaic tile effect flooring, radiator, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below.



From the Entrance Hallway solid oak door leads into:

BEDROOM/STUDY

8' 0" x 9' 5" (2.44m x 2.89m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, LVT herringbone flooring.

From the Entrance Hallway a solid oak door leads into:

LOUNGE

12' 9" x 14' 9" (3.90m x 4.52m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point.

From the Entrance Hallway a solid oak door leads into:

UTILITY ROOM

6' 5" x 10' 2" (1.98m x 3.12m) Composite double glazed door to the side elevation, UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, radiator, LVT herringbone flooring, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter enamel sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, tall boy cupboards matching, fitted with a classic Ideal gas combination boiler.

From the Entrance Hallway a solid oak door leads into:

OPEN PLAN KITCHEN/DINING/LIVING ROOM

25' 9" x 30' 2" (7.86m x 9.20m)

KITCHEN AREA

UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, 3 pendant lights over breakfast bar area, smoke alarm, LVT herringbone flooring. Fitted with a wide range of base and eye level units with work surfaces over, splashbacks, inset one and a quarter enamel bowl sink, fitted with a wide range of base and eye level units, integrated fridge freezer, integrated dishwasher, stainless steel wine cooler, soft closing drawer units, integrated Bosch induction hob, built-in extractor hood over, integrated stainless steel Bosch fan assisted electric oven.

DINING AREA

2 radiators, LVT herringbone flooring, skimmed ceiling, centre light point, UPVC double glazed bi-fold doors to the rear elevation, opening into:

LOUNGE AREA

Vaulted ceiling, 2 fitted double glazed Velux roof windows, UPVC double glazed window to the rear elevation, UPVC double glazed bi-fold doors to the side elevation, LVT herringbone flooring, radiator, TV point.





From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 0" x 16' 3" (1.83m x 4.97m) UPVC double glazed window to the front elevation, skimmed ceiling, 2 centre light points, smoke alarm, radiator. Solid oak door leading into:

MASTER BEDROOM

12' 9" x 12' 2" (3.89m x 3.71m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, dressing table, solid oak door into:

EN-SUITE

3' 10" x 9' 0" (1.19m x 2.75m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, marble tile effect tiling, stainless steel graphite heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap over and storage below, tiled splashbacks, fully tiled shower cubicle with fitted thermostatic shower with rainfall shower head and further shower attachment tap.

BEDROOM 2

10' 4" x 12' 3" (3.17m x 3.74m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

BEDROOM 3

8' 5" x 12' 9" (2.59m x 3.89m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, built-in wardrobe with hanging rail.

BEDROOM 4

10' 4" x 12' 6" (3.17m x 3.82m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

FAMILY BATHROOM

8' 5" x 8' 6" (2.59m x 2.60m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, extractor fan, part tiled walls, fully tiled marble effect flooring, fitted graphite towel rail, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and illuminated mirror over, freestanding oval bath with swan mixer tap and further shower attachment tap, fully tiled shower enclosure with fitted thermostatic shower with rainfall shower head and further attachment tap.



EXTERIOR

Private roadway leading up to the property, extensive gravelled driveway with turning bay, wooden side access gate leading into rear garden, picket fencing to the front. Extensive lighting. There is a lawn to the front with shrub and tree borders

ATTACHED DOUBLE GARAGE

17' 1" x 18' 5" (5.22m x 5.63m) Electric garage door, UPVC double glazed window to the rear elevation, composite door to the rear elevation, storage into eaves, power points, strip light, electric consumer unit.

REAR GARDEN

Extensive flagstone patio area, double electric sockets, lighting, the garden is mainly laid to lawn with hedged and fenced borders.

DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road continue through Pinchbeck and Surfleet and on to Gosberton. Exit the main road off the bend continuing up the High Street into Gosberton, through the centre and on to Quadring. Take a left hand turning into Leonards Drive, follow the cul-de-sac down and the property is situated on the right.





THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND E

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11719

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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