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3 Quaker Lane, Spalding PE11 1ND

£350,000 Freehold

- Superbly Presented Property
- 4 Double Bedrooms
- Attached Double Garage
- Gas Central Heating
- Viewing Recommended

Superbly presented 4 bedroom detached property situated in a popular location on the edge of town. Accommodation comprising entrance hallway, lounge, dining room, kitchen, utility room, cloakroom to the ground floor; 4 double bedrooms and family bathroom. Low-maintenance rear garden, attached double garage. Full UPVC double glazed windows, doors, fascias and guttering. New cavity wall insulation.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Open canopy porch with lantern light and leading through an obscure leaded UPVC double glazed door into:

ENTRANCE HALLWAY

7' 11" x 14' 7" (2.42m x 4.47m) Coved and textured ceiling, centre light point, smoke alarm, central heating controls, radiator, fitted coat rail, staircase rising to first floor, door to:

CLOAKROOM

2' 8" x 5' 2" (0.82m x 1.59m) Georgian effect UPVC obscure double glazed window to the front elevation, skimmed sloping centre, centre



spotlight, part tiled walls, towel rail, tiled flooring, fitted with a two piece suite comprising low level WC and wash hand basin with taps.

From the Entrance Hallway a glazed door leads into:

LOUNGE

11' 10" x 23' 6" (3.63m x 7.18m) Georgian effect UPVC double glazed bay window to the front elevation, Georgian effect UPVC double glazed French doors to the rear elevation with matching full length panels to both sides, coved and textured ceiling, 2 decorative ceiling roses, 2 centre light points, dimmer switch control, 2 radiators, 2 TV points, feature fireplace with wooden surround, marble insert and hearth with fitted electric pebble effect fire, sliding doors leading into:

DINING ROOM

11' 3" x 14' 5" (3.45m x 4.40m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, obscure glazed unit overlooking the Entrance Hallway, glazed door leading into:

NEWLY FITTED KITCHEN BREAKFAST ROOM

10' 8" x 12' 10" (3.26m x 3.92m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, tiled flooring, radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset ceramic one and a quarter bowl sink with mixer tap, integrated eye level double fan assisted oven, integrated Bosch ceramic hob, extractor hood over under cabinet lighting, fridge freezer space, door to:

PANTRY

Skimmed ceiling, centre light point, fitted shelving, tiled flooring.

From the Kitchen Breakfast Room there is a door leading into Entrance Hallway and a door leading into:

UTILITY ROOM

9' 0" x 7' 3" (2.76m x 2.21m) UPVC double glazed window to the side elevation, obscure UPVC double glazed door to the side elevation, skimmed ceiling, centre spotlight, part tiled walls, radiator, tiled flooring, fitted with a range of base and eye level units, stainless steel sink with taps, plumbing and space for washing machine, space for tumble dryer.

From the Entrance Hallway the staircase rises to:



FIRST FLOOR LANDING

11' 2" x 14' 9" (3.41m x 4.50m) Georgian effect UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, central heating controls, storage cupboard off housing hot water cylinder with slatted shelving, door to:

MASTER BEDROOM

11' 11" x 14' 2" (3.64m x 4.32m) UPVC double glazed window to the rear elevation, coved and textured ceiling, 2 centre light points, radiator, telephone point.

BEDROOM 2

10' 6" x 11' 5" (3.22m x 3.48m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, access to loft space, radiator, TV point, fitted wardrobe into recess with hanging rail and shelving.

BEDROOM 3

10' 8" x 12' 6" (3.27m x 3.82m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 4

7' 4" x 12' 0" (2.25m x 3.68m) Georgian effect UPVC double glazed window to the front elevation, textured and coved ceiling, centre light point, radiator, BT point.

FAMILY BATHROOM

7' 2" x 8' 11" (2.20m x 2.74m) Obscure UPVC double glazed window to the side elevation, fully tiled walls, tiled flooring, coved and textured ceiling, centre spotlight fitment, stainless steel heated towel rail, radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps, bath with telephone shower mixer tap, fully tiled shower cubicle with fitted thermostatic shower over.

EXTERIOR

There is wrought iron railings to the front and side elevations and wrought iron gate to the side leading to the rear garden. The front garden is laid to lawn with gravelled and shrub borders, extensive lighting. There is a new driveway providing multiple off-road parking.



ATTACHED DOUBLE GARAGE

14' 10" x 15' 9" (4.54m x 4.82m) electric garage door, power and lighting, skimmed ceiling, access to loft space, wall mounted Vaillant gas boiler, power points, separate electric consumer unit.

REAR GARDEN

Designed for ease of maintenance with block paved patio and gravelled area, range of shrubs and trees,. There is a lawned area. Fenced boundaries to both sides and hedge to the rear. Cold water tap, external lighting, wooden garden shed.

DIRECTIONS

Leave Spalding along Winsover Road continuing into Bourne Road. Take a right hand turning into Quaker Lane where the property is located on your left hand side.

AMENITIES

Local amenities within walking distance including Monks House Primary School, butchers shop, general stores etc. The town centre is just over a mile distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The property is also conveniently situated for access via Pode Hole and South Drove to the south of town and the A16 to Peterborough (18 miles) from where there is a fast train with London's Kings Cross minimum journey time 48 minutes.



GROUND FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1795 sq.ft. (166.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

TENURE Freehold

SERVICES All Mains

COUNCIL TAX

Band C

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S10724 (April 2025)

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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