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18 Quaker Lane, Spalding PE11 1ND

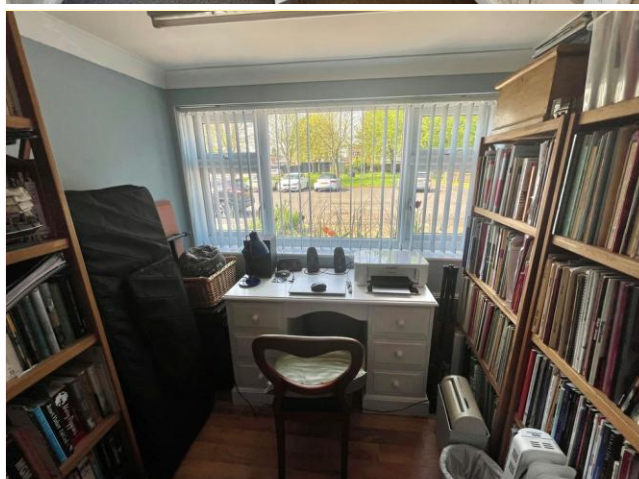
£335,000 Freehold

- Well Positioned in Popular Cul-de-Sac
- 4 Bedrooms
- En-Suite and Family Bathroom
- Parking for 3/4 Cars
- Superbly Presented Property

Immaculately presented 4 bedroom detached house with established garden in cul-de-sac location convenient for local amenities. Versatile family accommodation. Viewing highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Glazed UPVC door to:

FRONT ENTRANCE PORCH

7' 2" x 4' 3" (2.19m x 1.31m) Ceiling light, obscure glazed door leading into:

RECEPTION HALL

13' 3" x 6' 7" (4.04m x 2.02m) Fitted carpet, coved and textured ceiling, pendant light fitment with ceiling rose, radiator, staircase rising to first floor, obscure glazed panelled door to:

SNUG/OFFICE

15' 3" x 7' 8" (4.66m x 2.36m) Woodgrain effect laminate flooring, coved cornice, 2 ceiling lights, UPVC window to the front elevation, fluorescent strip light.



LOUNGE

14' 7" x 11' 11" (4.47m x 3.65m) Fitted carpet, coved and textured ceiling, pendant light fitment with decorative ceiling rose, picture rail, dado rail, radiator, decorative fireplace with raised hearth, gas point, part glazed sliding doors opening into:



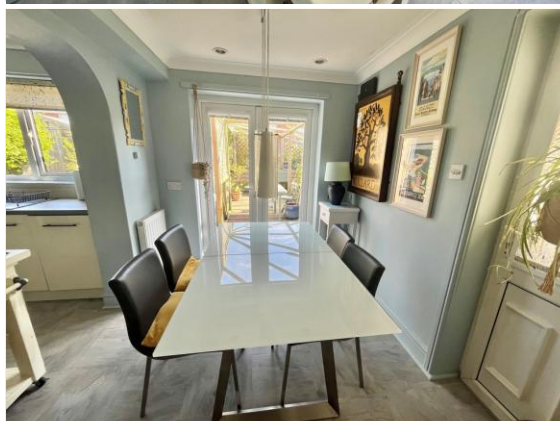
FAMILY ROOM

12' 2" x 9' 10" (3.72m x 3.00m) Coved and textured ceiling, pendant light fitment with decorative ceiling rose, fitted carpet, dado rail, radiator, UPVC sliding patio doors to the rear elevation with vertical blind as fitted.



FITTED KITCHEN

12' 4" x 8' 7" (3.77m x 2.63m) Comprehensive range of modern fitted units comprising base cupboards and drawers beneath the worktops with inset one and a quarter bowl sink unit, metro style intermediate wall tiling, integrated fridge freezer, Rangemaster dual fuel Range style cooker with gas hobs and electric ovens and large multi speed cooker hood, integrated bin store, eye level wall cupboards, coved and textured ceiling, 4 way adjustable ceiling spotlights, UPVC window to the rear elevation with tiled sill, understairs store/pantry, integrated Beko dishwasher, arch to:



DINING/UTILITY

14' 6" x 7' 4" (4.44m x 2.26m) Worktop with base cupboards matching those in the Kitchen, integrated washing machine, integrated 3 drawer freezer, eye level wall cupboards, glazed display cabinet, 2 radiators, coved and textured ceiling, 2 ceiling lights, recessed ceiling lights, half glazed UPVC side entrance door, side window, pair of modern UPVC glazed French doors to the rear elevation, telephone point.





From the Reception Hall the carpeted staircase with banister rail leads to:

GALLERIED FIRST FLOOR LANDING

13' 8" x 7' 6" (4.17m x 2.29m) Access to loft space, coved and textured ceiling, 2 pendant light fitments with decorative ceiling roses, dado rail, smoke alarm, doors arranged off to:



BEDROOM 1

14' 7" x 11' 1" (4.46m x 3.39m) Coved and textured ceiling, pendant light fitment, radiator, UPVC window to the front elevation.



EN-SUITE SHOWER ROOM

7' 9" x 4' 10" (2.38m x 1.49m) Three piece suite comprising corner shower cabinet with Mira shower, low level WC with concealed cistern and push button flush, hand basin with mixer tap and vanity storage unit beneath, matching three quarter height storage unit, recessed ceiling lights, vertical radiator/towel rail, radiator, obscure glazed UPVC window.



BEDROOM 2

12' 3" x 11' 3" (3.74m x 3.43m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator, built-in Airing Cupboard housing the gas fired central heating boiler and hot water cylinder.



BEDROOM 3

12' 8" x 7' 6" (3.87m x 2.29m) Coved cornice, ceiling light, radiator, UPVC window to the front elevation.



BEDROOM 4

12' 7" x 7' 8" (3.86m x 2.35m) Coved cornice, ceiling light, fitted carpet, UPVC window to the rear elevation, fitted double wardrobe, extensive fitted shelving.



BATHROOM

7' 5" x 6' 7" (2.27m x 2.03m) Fitted three piece suite comprising panelled bath with mixer tap and shower attachment, moulded hand basin with mono block mixer tap, store cupboard beneath, low level WC with concealed cistern and push button flush, half tiled walls (fully tiled around the bath area), recessed ceiling lights, radiator, heated towel rail, obscure glazed UPVC window.

EXTERIOR

The property has an attractive open plan frontage with block paved parking for several cars, stocked border and hand gates to either side both leading round to:

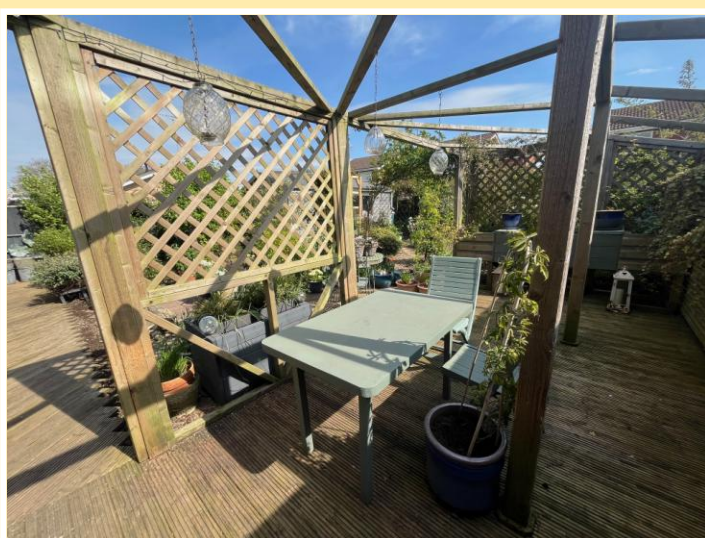
ESTABLISHED REAR GARDENS

Attractively designed with a decked seating area with pergola, decking continuing across the back of the property access through to:

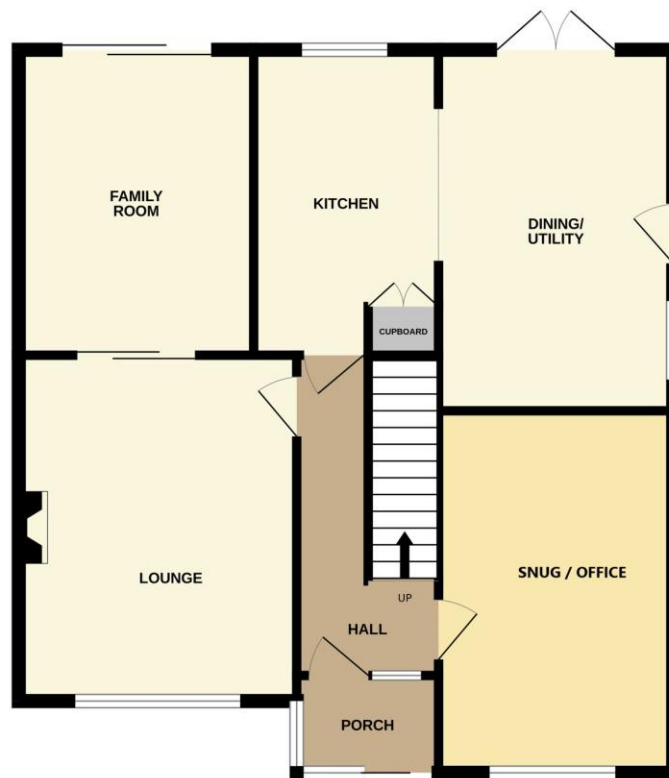
WORKSHOP (POTENTIAL HOME OFFICE/GAMES ROOM)

15' 5" x 10' 9" (4.71m x 3.30m) internal measurement Constructed by Sinclair Garden Buildings with insulated walls and roof, independent fuse board, armour cable to the house, 6 sockets, 3 strip lights, extensive shelving.

The gardens include stepping stone pathway, established stocked borders, variety of plants, shrubs, trees and bushes, archways, a delightful timber covered seating area in the rear corner which catches the evening westerly sun. The garden also has an underground irrigation system controlled by a timer attached to the rear wall of the house. There is a folding potting bench to one side and an outside tap to the other side. External lighting.



GROUND FLOOR



1ST FLOOR



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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DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road continuing into Bourne Road and then taking a right hand turning into Quaker Lane. The property is situated at the end and is the last on the right hand side.

AMENITIES

Local schools and shops within easy walking distance as is the town centre with a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south and has access on to the A1 and a fast train link with London's Kings Cross minimum journey time 46 minutes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

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: S11739

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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