

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Britree, South Drove, Quadring, PE11 4QX

£372,000 Freehold

- Superbly Presented
- Three Bedrooms
- Mature Grounds to Front and Rear
- Rural Location
- Open Views

Superbly presented three bedroom detached bungalow situated in semi-rural location with field views to a far with accommodation comprising entrance hallway, large entrance lobby, three bedrooms, lounge, family bathroom, open plan kitchen/diner/living area, large utility room with access door into garage. Mature grounds to the front, rear and side elevations.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**ACCOMMODATION**

Open porch with outdoor lantern lighting, leading to a composite obscure leaded double glazed door leading into the entrance hallway then leading into the lobby.

ENTRANCE HALLWAY

3' 4" x 11' 5" (1.04m x 3.50m) With skimmed and coved ceiling with inset LED lighting, double radiator, tiled mosaic flooring, opening into:

ENTRANCE LOBBY

11' 3" x 13' 10" (3.44m x 4.24m) With skimmed ceiling, 2 x centre light points, single radiator, central heating thermostat, storage cupboard off with tiled flooring and slatted shelving, door off into:



MASTER BEDROOM

12' 5" x 17' 10" (3.79m x 5.44m)

With UPVC double glazed window to the rear elevation, double radiator, fitted wardrobe with 3 x double wardrobes, 1 x single wardrobe with depth of 0.8m. Door off into:

MASTER ENSUITE

3' 11" x 8' 5" (1.21m x 2.57m)

With obscured UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, tiled flooring, full length heated towel rail, fitted with a 3 piece suite comprising of low level WC, pedestal wash hand basin with mixer tap and tiled splashback, glass mirrored medicine cabinet over, glass sliding doors to double shower enclosure with fitted Mira Sport power shower over.

BEDROOM 2

12' 7" x 16' 9" (3.84m x 5.12m)

With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, double radiator, TV point.

BEDROOM 3

11' 6" x 12' 1" (3.52m x 3.69m)

With UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator, BT point, 2 x double wardrobes.

LOUNGE

13' 1" x 13' 10" (3.99m x 4.23m)

With UPVC double glazed bay window to the front and side elevations, skimmed ceiling with centre light point, double radiator, TV point, telephone point, fitted cupboard into recess and further drawer unit.

OPEN PLAN KITCHEN/DINING/LIVING AREA

15' 11" x 23' 11" (4.86m x 7.31m)

With UPVC double glazed window to the side and rear elevations, UPVC double glazed door to the front elevation. Fitted with a wide range of base, eye level and drawer units with preparation surfaces over tiled splashbacks, Bosch ceramic induction hob with extractor hood over, inset sink with mixer tap, integrated Hotpoint dishwasher, double door full storey walk in larder with shelving, 2 x integrated Bosch fan assisted electric ovens, integrated Bosch microwave, 2 x pull out carousel units fitted to tall boy unit, skimmed ceiling with inset LED lighting, central island with further drawer units/breakfast bar area. To the dining area there is a skimmed ceiling with inset LED lighting, smoke alarm, double radiator, fitted oak effect laminated flooring.



FAMILY BATHROOM

8' 0" x 12' 5" (2.44m x 3.81m)

With obscure UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, full length heated towel rail, extractor fan, fitted with a four piece suite comprising of low level WC, wash hand basin with mixer tap fitted into vanity unit with storage drawers below, free standing bath with rainfall shower mixer tap, fully tiled shower cubicle with glass door, fitted thermostatic Mira shower with rainfall shower head and further shower attachment tap.

UTILITY ROOM

7' 9" x 19' 4" (2.37m x 5.90m)

With UPVC double glazed window to the front elevation, UPVC double glazed door to the side elevation leading into rear garden, skimmed ceiling with inset LED lighting, extractor fan, fitted mosaic tile effect laminated flooring, single radiator, fitted with a range of base and tall boy units and further eye level units matching from the kitchen, with preparation surfaces over, plumbing and space for washing machine, space for tumble dryer, further space for larger fridge.



GARAGE

8' 4" x 19' 3" (2.56m x 5.88m)

With fitted fire door to utility room, skimmed ceiling, strip lighting, power points, wooden double doors to the front elevation.



EXTERIOR

Extensive gravel driveway providing multiple off road parking for vehicles, directly to the front there is an extensive lawned area with a wide range of mature shrubs and tree borders with field views to both sides and to the rear. Side access from both sides leading into rear garden, outdoor tap, outdoor lighting. Via wooden side access gate leading to paved pathways leading to raised vegetable garden area with further gravelled area, wooden garden shed, glasshouse, water butt, water tank, oil fired outdoor boiler, the rear garden is mainly laid to lawn with shrub and tree borders, fenced boundaries to both sides and to the rear elevation.





DIRECTIONS:

Head west on the A16 (Spalding Road) towards Pinchbeck. Stay on the A16 for approximately 3 miles, passing through Pinchbeck. At the junction with the B1166, turn left towards Quadring. Follow the B1397 into Quadring, then turn onto South Drove where the property is located on the right hand side.





TENURE Freehold

SERVICES Mains water and electricity, oil central heating, private drainage.

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17027

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
Made with MyPlan 02/25

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		