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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



162 Main Road, Quadring PE11 4PT

£245,000 Freehold

- No Onward Chain
- 3 Bedrooms, 3 Reception Rooms
- Generous Sized Lawned Garden
- Ample Off Road Parking
- Viewing Recommended

Substantial mid Victorian red brick detached house in village location with generous sized lawned garden and ample gravelled off-road parking. 3 bedrooms, 3 reception rooms, gas central heating, UPVC windows, potential to extend/build a garage, subject to planning consent.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

UPVC front entrance door to:

ENTRANCE HALL

12' 11" x 5' 4" (3.94m x 1.64m) including staircase with under stairs cupboard. Radiator, range of coat hooks, doors arranged off to:

SITTING ROOM

12' 10" x 11' 6" (3.92m x 3.51m) Dual aspect with UPVC windows to the front and side elevations, decorative coved cornice, decorative ceiling rose with pendant light fitting, fireplace (boarded), radiator.

DINING ROOM

12' 11" x 12' 4" (3.96m x 3.78m) Dual aspect with UPVC windows to the front and side elevations, coved cornice, ceiling light, fireplace (boarded), radiator.

KITCHEN

14' 1" x 8' 11" (4.31m x 2.72m) Range of fitted base cupboards and drawers, tiled splashbacks, eye level wall cupboards, built-in electric oven, gas hob and cooker hood, single drainer stainless steel sink unit with mixer tap, recessed ceiling lights, UPVC rear window, vinyl floor



covering, radiator, door to:

STUDY

8' 1" x 8' 8" (2.47m x 2.65m) Vinyl floor covering, UPVC window to the rear elevation, recessed ceiling lights, radiator.

Also from the Kitchen a door leads to:

REAR ENTRANCE PORCH

8' 10" x 4' 9" (2.71m x 1.47m) Half glazed UPVC rear entrance door, vinyl floor covering, radiator, doors arranged off to:

SEPARATE WC

6' 9" x 2' 9" (2.07m x 0.84m) Low level suite, obscure glazed UPVC window.

UTILITY ROOM

6' 8" x 5' 9" (2.04m x 1.77m) Plumbing and space for washing machine, further appliance space, high level obscure glazed UPVC window, coat hooks, Worcester gas fired central heating boiler.

From the Reception Hall the return staircase leads via a Half Landing to:

FIRST FLOOR LANDING

UPVC window to the front elevation, radiator, vinyl floor covering, ceiling light, smoke alarm, doors arranged off to:

BEDROOM 1

11' 10" x 12' 10" (3.61m x 3.92m) Dual aspect with UPVC windows to the front and side elevations, access to loft space, radiator, vinyl floor covering.

BEDROOM 2

12' 2" x 11' 10" (3.73m x 3.61m) plus alcoves with fitted cupboards. Dual aspect with UPVC windows to the front and side elevations, vinyl floor covering, ceiling light, radiator.

From the Half Landing an opening on to a small Rear Landing with doors arranged off to:

BEDROOM 3

14' 2" x 8' 11" (4.33m x 2.72m) Vinyl floor covering, UPVC window to the side elevation, radiator, ceiling light.

BATHROOM

8' 3" x 6' 4" (2.54m x 1.95m) plus door recess. Three piece suite comprising panelled bath with mixer tap, shower attachment, overhead sprinkler with glazed screen, wash hand basin, low level WC, partial wall tiling, extractor fan, ceiling light, radiator, 2 obscure glazed UPVC windows.

EXTERIOR

The property occupies a corner plot with lawned gardens predominantly to the front and side, fenced boundary to the front and side, established trees, garden shed and, to the south side, a gated access on to an extensive gravelled parking area with parking for several vehicles or potential for the erection of a garage, subject to planning consent.

DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 3.5 miles to Surfleet. Take the first exit at the roundabout, then the second exit at the next roundabout, continue into the village of Gosberton. Turn off the main road, straight up the High Street, continue to Quadring, through the crossroads and the property is situated on the left hand side on the corner of St. Anthony Close.

Quadring has a, Indian restaurant, primary school, Church and general stores. The nearby villages of Gosberton and Donington have further amenities and the market town of Spalding is 8 miles distant offering a full range of facilities along with bus and railway stations and onwards access to Peterborough.



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		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains

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

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Ref: S11779

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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