



Main Road, Quadring Spalding  
£365,000 **Freehold**

QUENTIN  
MARKS



# Key Features



- Elegant Family Home
- 3/4 Bedrooms
- Breakfast Kitchen
- Downstairs Shower Room
- Upstairs Bathroom

This is an elegant home which is well presented, and benefits from having oak internal doors and skirting boards. The bay windows which feature both upstairs and down give additional space to the rooms. The house has 3 double bedrooms, and a study / office downstairs which could be utilised as a 4th bedroom given the adjacent shower room.

The house has a lounge and separate dining room, and kitchen having ample room for a breakfast table. There is a walk in utility cupboard off the hall. Upstairs the family bathroom is large having a separate shower as well as a bath. The house occupies a good sized plot with garage.

## ENTRANCE HALL

With entrance door, stairs to first floor, under stairs cupboard, parquet floor.



### LARGE UTILITY CUPBOARD

3.7m x 1.0m (max)

Plumbing for washing machine, built in cupboards, uPVC double glazed window to the rear, radiator.

### LOUNGE

5.8m x 3.7m (max)

With feature fireplace, walk in uPVC double glazed bay window to the front, radiator, double glazed window to the side, exposed wooden floor, moulded plaster coved ceiling.

### DINING ROOM

5.3m x 3.4m (max)

With double glazed walk in bay window to the front, pair of double glazed French doors to the side, radiator, wooden floor.

### REAR HALL

With radiator, double glazed window to the side, tiled floor, double glazed door to the front and one to the gardens.

### KITCHEN

3.9m x 3.6m (max)

With sink unit, range of base units having cupboards and drawers, worktops and eye level cupboards, gas hob with electric oven under & extractor above, radiator, tiled floor, double glazed window to the side.

### SHOWER ROOM





**TOTAL: 153.1 m<sup>2</sup> (1,648 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co.uk](http://www.Propertybox.co.uk)

With low level WC, bidet, wash hand basin, shower cubicle with Aqualisa shower unit, heated towel rail, tiled floor, double glazed window to the rear.

#### STUDY

2.9m x 2.2m (max)

With wooden floor, radiator, double glazed window to the front, telephone point.

#### LANDING

With radiator, double glazed window to the front, wooden floor, airing cupboard, recessed ceiling downlight.

#### BEDROOM 1

5.4m x 3.4m (max)

With double glazed bay window to the front, wooden floor, radiator, ceiling downlights.

#### BEDROOM 2

4.6m x 3.7m (max)

With double glazed bay window to the front, radiator, wooden floor, ceiling downlights.

#### BEDROOM 3

3.7m x 3.3m (max)

With radiator, double glazed window to the side, wooden floor, built in wardrobe, ceiling downlights.

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