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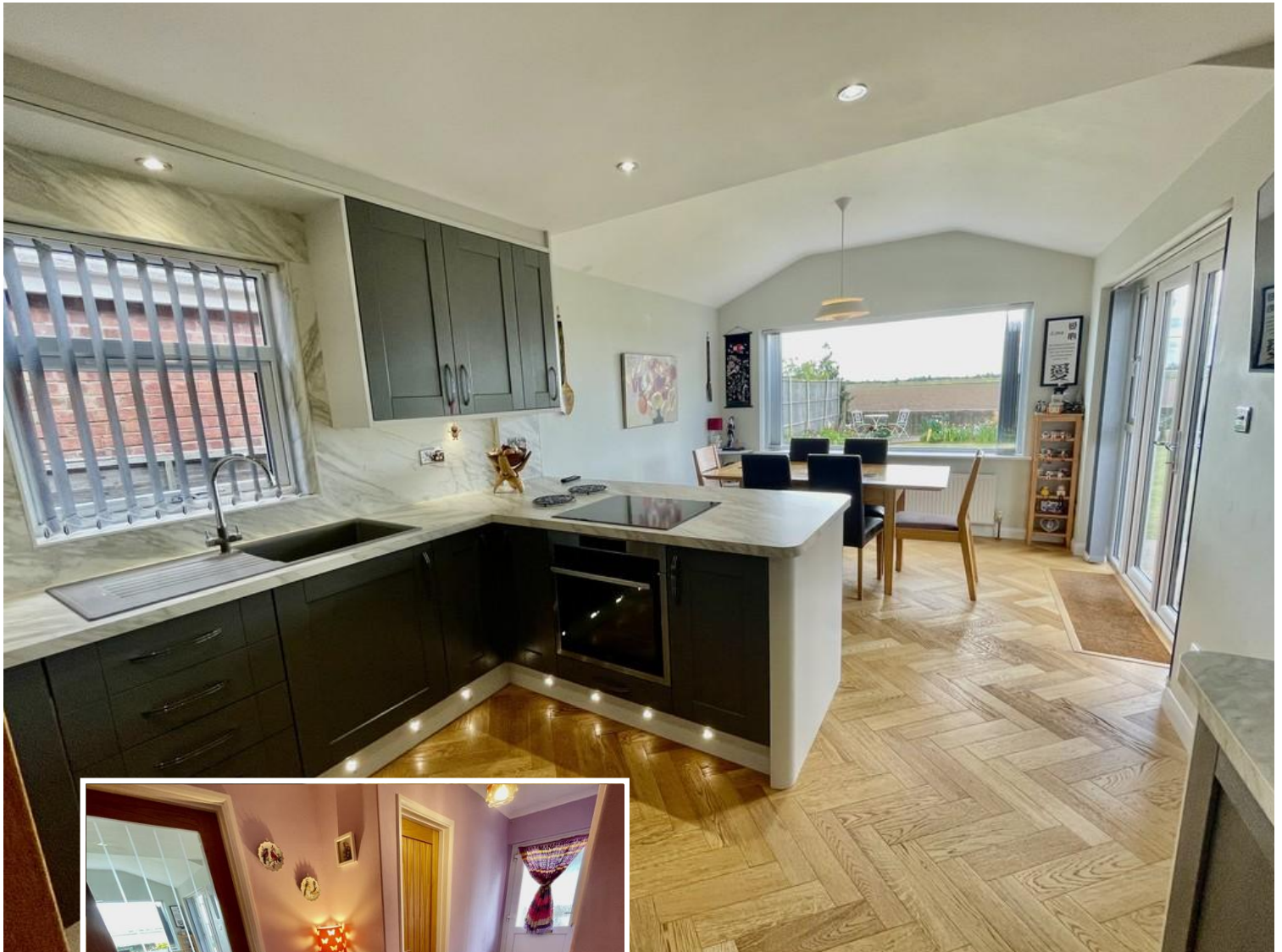
112 Main Road, Quadring PE11 4PW

£249,995 Freehold

- Extended Detached Bungalow
- 2 Double Bedrooms
- Open Plan Kitchen/Diner
- Summerhouse Ideal for Work from Home Office

Superbly presented, extended detached bungalow situated in the village of Quadring. Accommodation comprising entrance hallway, lounge, open plan kitchen diner, 2 double bedrooms and bathroom. South facing garden to the rear enjoying field views, summerhouse ideal for work from home office, single garage and off-road parking.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

To the side of the property there is an open porch leading through an obscured UPVC double glazed door into:

ENTRANCE HALLWAY

6' 9" maximum x 14' 5" (2.08m maximum x 4.40m)
Coved and textured ceiling, centre light point, smoke alarm, access to loft space (with light), double radiator, fitted oak flooring, solid oak glazed door into:

LOUNGE

11' 5" x 13' 4" (3.49m x 4.07m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, TV point, radiator, USB charging points, fitted oak flooring, solid oak door into:



FAMILY BATHROOM

6' 3" x 6' 10" (1.91m x 2.09m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, stainless steel heated towel rail, shaver point, medicine cabinet, vinyl oak effect flooring, part tiled walls, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity storage, 'P' shaped bath with shower screen, thermostatic shower over.

From the Entrance Hallway solid oak door into:

BEDROOM 1

11' 8" x 8' 7" (3.56m x 2.63m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, TV point, radiator, fitted furniture comprising 3 double wardrobes to one wall, further double and single wardrobe (one housing Alpha gas boiler), laminate flooring.

From the Entrance Hallway solid oak door to:

BEDROOM 2

11' 7" x 11' 4" (3.54m x 3.46m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point, laminate flooring.

From the Entrance Hall solid oak glazed door leading into:

OPEN PLAN KITCHEN DINER

10' 8" x 20' 8" (3.26m x 6.32m) UPVC double glazed window to the side and rear elevations, UPVC double glazed French doors to the side elevation, inset LED lighting, double radiator, solid oak plank flooring, recently fitted with a wide range of base, eye level and drawer units, work surfaces over, inset sink with swan mixer tap, integrated AEG fridge freezer, integrated AEG induction ceramic hob, integrated AEG fan assisted electric oven, under cabinet lighting, glazed display units with lighting, TV point. The dining area has vaulted ceiling with centre light point.

EXTERIOR

Gravelled driveway providing multiple off-road parking for vehicles. The front garden is designed for ease of maintenance with mature shrub and tree borders and paved pathways. Extensive lighting, wooden access gates to both sides of the property leading to the rear garden.

SINGLE GARAGE

7' 10" x 15' 2" (2.39m x 4.64m) Up and over door, obscured double glazed door and window to the rear elevation, strip light, power points, electric consumer unit board (recently refitted).





REAR GARDEN

Extensive block paved patio area, external lighting. There is a covered area to the side with cold water tap. The garden is mainly laid to lawn with a wide range of mature shrub and tree borders. There is a vegetable patch, further raised patio area. The rear garden enjoys views of open fields.

WOODEN SUMMERHOUSE

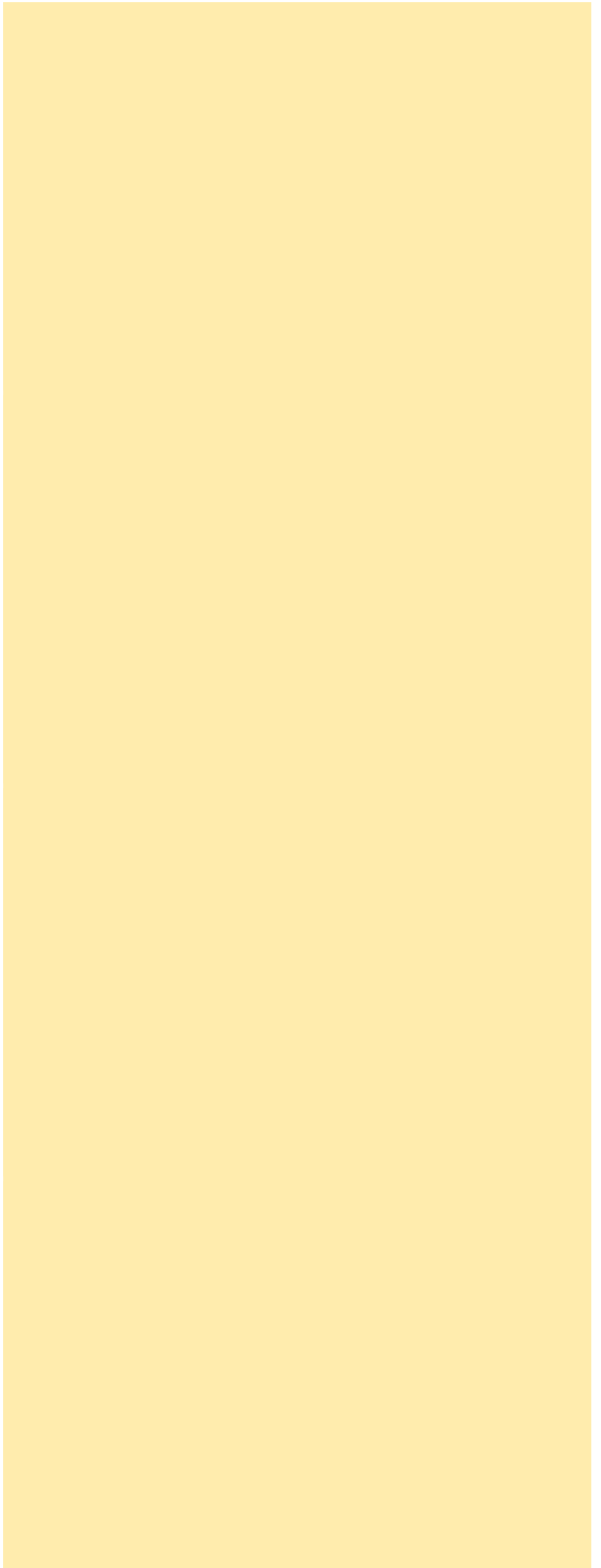
7' 1" x 16' 0" (2.16m x 4.88m) Obscured UPVC double glazed door to the front elevation, UPVC double glazed windows to the side and rear elevations, power and lighting. Ideal work from home office.

DIRECTIONS

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 where the property is located on the left hand side.

AMENITIES

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.





GROUND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage.
Gas central heating.

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: S12004

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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