



BRADLEY JAMES

ESTATE AGENTS



5 Casswell Drive, Quadring, Spalding, Lincolnshire, PE11 4QW

Asking price £325,000

- Five bedrooms, four are double bedrooms
- Modern re-fitted four piece bathroom suite
- Bay fronted lounge
- Utility room and cloakroom
- Walking distance to local shop, Indian restaurant and bus stop
- Modern en-suite
- Two reception rooms
- Kitchen with French doors leading to rear garden
- Off road parking which can be extended, leads to a single garage
- Local primary school in the village

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Bradley James welcomes you to the charming village of Quadring. This impressive detached house on Casswell Drive offers a perfect blend of space and comfort for family living. With five well-proportioned bedrooms, including four generous doubles, this property is ideal for those seeking room to grow. The master bedroom boasts a modern en-suite, while the remaining bedrooms are serviced by a stylishly refitted four-piece bathroom suite.

The ground floor features two inviting reception rooms, providing ample space for relaxation and entertaining. The kitchen, complete with French doors, opens seamlessly to the rear garden, creating a delightful indoor-outdoor flow. Additionally, a utility room and cloakroom enhance the practicality of this family home.

Outside, the property benefits from off-road parking, which can be extended, leading to a single garage. The side gated access opens up to a lovely rear and side garden, featuring a patio seating area perfect for al fresco dining, with the rest of the garden laid to lawn, offering a wonderful space for children to play or for gardening enthusiasts to cultivate.

Conveniently located within walking distance to local amenities, including a shop, Indian restaurant and take away and bus stop, this home is also just a short drive from Quadring Primary School. The nearby villages of Donington and Gosberton, only five minutes away, provide additional primary and secondary schooling options, as well as doctors, dentists, and more shopping facilities.

With excellent road links to the A52, connecting you to Grantham, Boston, Lincoln, and Norfolk, this property is not only a beautiful family home but also a gateway to exploring the wider region. This delightful residence is a must-see for anyone looking to settle in a friendly community with all the conveniences of modern living.

 5  2  2  C

Council Tax Band: D



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, telephone point and under stairs storage cupboard.

Lounge

11'7 x 11'2

UPVC double glazed bay window to the front, radiator, power points, TV points and gas fireplace.

Dining Room

12'2 x 9'4

UPVC double glazed window to the rear, radiator and power points.

Kitchen

12'7 x 10'0

UPVC double glazed window and French doors to the rear garden, base and eye level units with solid wood work surface over, sink and drainer with mixer tap over, integrated electric oven and grill with a four burner gas oven with extractor over, space and plumbing for washing machine, tiled splashback, tiled floor and inset spotlights.

Utility Room

6'3 x 5'2

UPVC double glazed door to the rear, base and eye level units with solid wood work surface over, sink and drainer with mixer taps over, space and point for fridge freezer, space and point for tumble dryer, tiled splashback, tiled floor, radiator, power points and a door to the cloakroom.

Cloakroom

UPVC obscured double glazed window to the side, WC push button flush, wash hand basin with mixer taps over, tiled splashback, tiled floor and radiator.

Landing

Loft hatch, power points and airing cupboard.

Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over, WC with push button flush, vanity wash hand basin with mixer taps over and storage drawers beneath, separate shower with a built-in mixer shower with a fixed rain style showerhead on a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, fully tiled walls, tiled floor and extractor fan.

Bedroom 1

12'7 x 11'8

Bedroom 1 has its own hallway which leads to the en-suite, then there's an archway leading through to the bedroom, UPVC double glazed window to the front, radiator, power points and telephone points.

Bedroom 1 En-suite

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer tap over and storage drawers beneath, separate shower cubicle which is fully tiled with a built-in mixer shower and a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, fully tiled walls and floor, wall mounted heated towel rail, shaver point and extractor fan.

Bedroom 2

13'0 x 9'1

UPVC double glazed window to the front, radiator and power points.

Bedroom 3

12'0 x 9'0 max

UPVC double glazed window to the rear, radiator and power points.

Bedroom 4

9'5 x 9'0

UPVC double glazed window to the rear, radiator and power points.

Bedroom 5

8'0 x 6'5

UPVC double glazed window to the front, radiator, power points and telephone points.

Outside

To the front there's a picket fence and the rest is laid to lawn, there's gravel off-road parking which leads to a integral single garage with metal up and over door. There's a wall mounted gas boiler, patio path leading to the front door, storm porch and courtesy light. There is side gated access leading to the rear garden which is enclosed by panel fencing being predominantly laid to lawn with a patio seating area, outside tap, decking seating area and a side garden too.







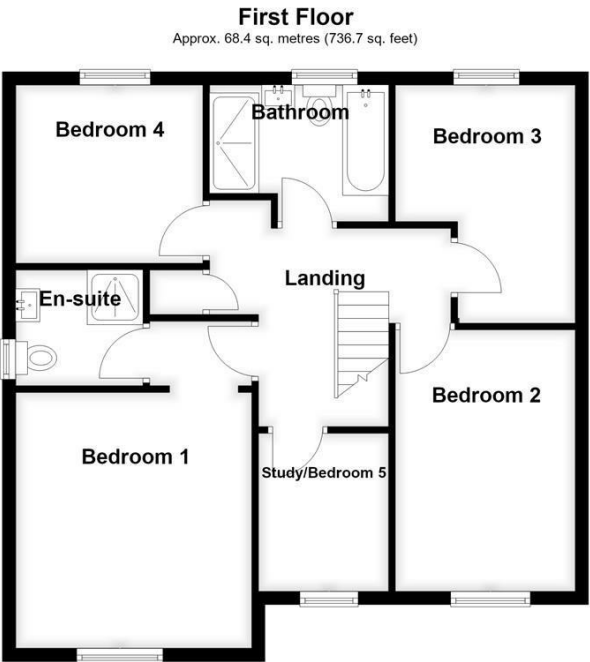
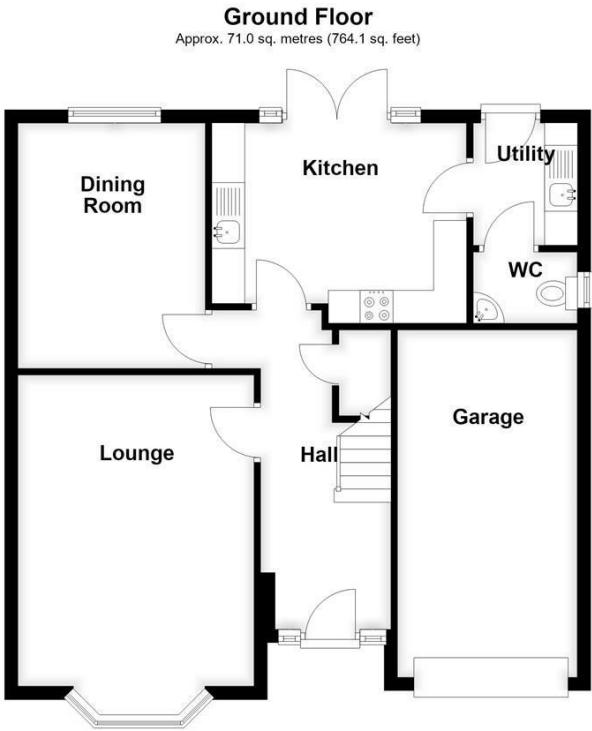
Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 139.4 sq. metres (1500.8 sq. feet)