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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## The Warren, New Road, Quadring Eaudyke PE11 4QB

**£295,000 Freehold**

- Semi-Rural Location
- Potential for Annexe/Work From Home
- Generous Sized Gardens
- Ample Off-Road Parking
- Sitting Room with Log Burner

Deceptively spacious older style detached bungalow in pleasant semi-rural location set on a plot of approximately 0.359 acres with generous sized gardens, ample off-road parking, garage and outbuildings. Oil central heating, UPVC windows, 3 bedroomed accommodation. Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406



**ACCOMMODATION**

Part glazed UPVC front entrance door to:

**FRONT ENTRANCE/STUDY**

7' 10" x 13' 11" (2.39m x 4.25m) 2 radiators, vinyl floor covering, door opening into:

**L SHAPED HALLWAY**

14' 9" x 4' 9" (4.52m x 1.46m) plus 5'6" x 2'11" (1.70m x 0.91m), radiator, access to loft space, 2 ceiling lights, doors arranged off to:

**SITTING ROOM**

12' 9" x 11' 9" (3.89m x 3.60m) plus curved UPVC bay window to the front elevation. Dual aspect with second window to the side elevation, log burner set within brick fireplace with timber mantle and display plinth, radiator, ceiling light with propeller style fan.

**BEDROOM 1**

11' 11" x 12' 5" (3.64m x 3.80m) plus curved UPVC bay window to the front elevation. Radiator, ceiling light, recessed double wardrobe.



#### **BEDROOM 2**

12' 7" x 10' 9" (3.86m x 3.30m) Fitted wardrobes into one alcove, UPVC window to the side elevation, coved cornice, ceiling light, radiator.

#### **STORE ROOM**

4' 10" x 2' 11" (1.48m x 0.91m) Obscure glazed window, shelving, coat hooks, radiator.

#### **BATHROOM**

7' 5" x 10' 0" (2.27m x 3.06m) Four piece suite comprising walk-in shower with Triton shower unit, bath with side mounted mixer tap and shower attachment, pedestal wash hand basin, low level WC, vertical radiator/towel rail, tiled floor, radiator, fully tiled walls, obscure glazed UPVC window, 2 ceiling lights.



#### **DINING KITCHEN**

16' 4" x 12' 2" (5.00m x 3.71m) maximum Range of units comprising base cupboards and drawers, integral waste bins, roll edged worktops, single drainer stainless steel sink unit with mixer tap, 5 burner LPG hob with cooker hood above, plumbing and space for dishwasher and washing machine, tiled splashbacks, Neff electric double oven with adjacent storage units, tile effect vinyl floor covering, 2 ceiling lights, coved cornice, UPVC window to the rear elevation, radiator, UPVC French doors opening into:

#### **CONSERVATORY/GARDEN ROOM**

12' 5" x 14' 4" (3.79m x 4.39m) maximum L shaped with pitched polycarbonate roof, tiled floor, dwarf brick (inner tiles) and UPVC double glazed construction, electric heater.

Also from the Kitchen folding door opening into:

#### **MULTI PURPOSE AREA INCLUDING:-**

##### **INITIAL SPACE**

9' 2" x 6' 0" (2.81m x 1.83m) Ceiling light, glazed UPVC external entrance door, side window, doors to:

##### **CLOAKROOM**

4' 4" x 4' 1" (1.33m x 1.25m) Two piece comprising low level WC and wash hand basin, partial wall tiling, vertical radiator/towel rail, ceiling light, obscure glazed UPVC window.

##### **STORE CUPBOARD**

4' 2" x 4' 1" (1.28m x 1.27m) Double power point, ceiling light, shelf, tumble dryer outlet.

From the Initial Space open access into:

##### **BEDROOM 3/FURTHER RECEPTION SPACE**

10' 9" x 10' 6" (3.28m x 3.21m) 2 UPVC side windows, ceiling light, radiator, cupboard housing the oil fired central heating boiler with shelving.

#### **AGENTS NOTE**

In the Agents opinion the area off the kitchen including the initial space, third bedroom, cloakroom and store cupboard could easily become a self contained annex or work from home office space as required.

#### **EXTERIOR**

The property occupies a generous sized plot with established gardens, various fruit trees, soft fruit bushes etc extensive and ample parking area and turning bay. Immediately adjacent to the Conservatory there is a paved area along with a covered seating area. The property has a concrete sectional garage, metal storage container and timber shed.

#### **DIRECTIONS**

From Spalding proceed along Pinchbeck Road in a northerly direction continuing through Pinchbeck, Surfleet and on to Gosberton. At Gosberton following the right hand bend into Boston Road, then after 400 yards, turn left signposted Quadring Eaudyke. The property is situated on the right hand side almost opposite the turning into Watergate.





**TENURE** Freehold

**SERVICES** Mains water and electricity. Oil central heating.

**COUNCIL TAX BAND C**

**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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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with MapInfo 6.0025

**Ref: S11906**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

