



BRADLEY JAMES

ESTATE AGENTS



36 Main Road, Quadring, Spalding, Lincolnshire, PE11 4PS

Asking price £295,000

- No chain
- Double aspect lounge diner with log burner
- Newly fitted bathroom suite
- CGI images have been used in the lounge, dining room and bedroom one
- Oversized garage workshop with lots of off road parking and space for caravan and motorhome
- Over 1600sq ft in living accommodation and over 2000 sq ft including the garage
- Double aspect kitchen diner with double range cooker
- Newly fitted utility/boot room
- Conservatory with central heating and log burner
- Walking distance to local shop and bus stop

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

Bradley James welcomes you to this beautiful bungalow which is located in the charming village of Quadring. This beautifully renovated no chain detached bungalow offers an impressive 1,600 square feet of living space, with a total area exceeding 2,000 square feet when including the oversized garage workshop. This property is a true gem, perfect for those seeking a blend of modern comfort and spacious living.

As you enter, you are greeted by a generous entrance hall that leads to three well-proportioned bedrooms. The heart of the home is the modern open-plan lounge and dining area, which boasts a double aspect and is adorned with newly laid plush carpets, creating a warm and inviting atmosphere. A log burner adds a touch of charm and warmth, making it an ideal space for relaxation and entertaining.

The newly fitted bathroom suite is both stylish and functional, while the re-fitted kitchen diner features a double range cooker, perfect for culinary enthusiasts. An inner hallway leads to a newly fitted cloakroom and a utility boot room, enhancing the practicality of this delightful bungalow.

One of the standout features of this property is the impressive conservatory, which has power, radiator and log burner and opens up to a landscaped private rear garden, perfect for enjoying the outdoors. The garden has been thoughtfully improved by the current vendors, providing a serene space for relaxation.

The property also boasts a spacious driveway, accommodating a caravan and motorhome, with double wooden gates ensuring privacy. A carport leads to the oversized garage workshop, offering ample storage and workspace.

Conveniently located within walking distance to Quadring's local shop and curry house, this bungalow is also a short drive from the primary school and the nearby villages of Gosberton and Donington, which are just 3-5 minutes away. This property truly deserves a viewing to appreciate the extensive renovations and the generous accommodation it offers.



Council Tax Band: C



Entrance Hall

UPVC obscured double glazed front door into the entrance porch which has tiled floor, then going through a wooden single glazed front door into the entrance hall which has a radiator, power point, loft hatch and two storage cupboards.

Lounge Diner

24'0 x 15'0 x 10'6

Double aspect with a UPVC double glazed window to the front and side, skirting board, radiators, power points, multi fuel burner and wall lights.

Kitchen

14'4 x 9'0

UPVC double glazed window to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, double range with oven and grill and electric hob with extractor over, space and plumbing for washing machine or dishwasher, space and point for fridge freezer, power points, radiator and an archway through to the dining room.

Dining Room

13'0 x 9'7

UPVC double glazed window to the side, radiator, power points and a double storage cupboard.

Utility/Boot Room

13'4 x 6'7

Internal single obscured glazed windows to the side and rear, base units with work surface over, sink and drainer with taps over, space and plumbing for washing machine, space and point for tumble dryer, tiled splashback, power points, boiler room cupboard, fuse box, a door to the cloakroom and a door to the conservatory.

Cloakroom

Vanity wash hand basin with mixer taps over, storage cupboard beneath, WC with push button flush, inset spotlights and tiled floor.

Conservatory

27'0 x 19'3 x 18'6

Brick and UPVC construction with UPVC double glazed doors onto the rear garden, an arch top door to the off-road parking, internal door into the garage workshop, log burner, tiled floor, radiator, power points, TV points and wall lights.

Bedroom 1

11'7 x 11'0

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

Bedroom 2

12'0 x 9'8

UPVC obscured double glazed window going onto the conservatory, radiator, power points, telephone points, TV point and fitted wardrobes. (The measurements are into the wardrobes).

Bedroom 3

11'0 x 7'0

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

Bathroom

P shaped panel bath with a mixer tap, a mixer tap shower unit fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, pedestal wash hand basin with mixer taps, WC with push button flush, double shaver point, tiled floor, extractor fan and wall mounted heated towel rail.

Outside

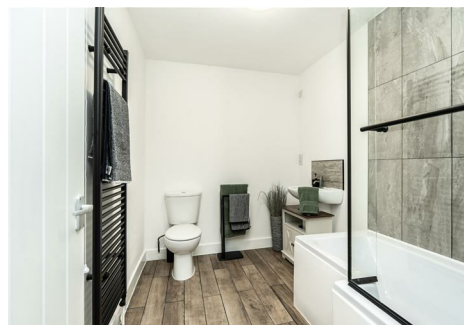
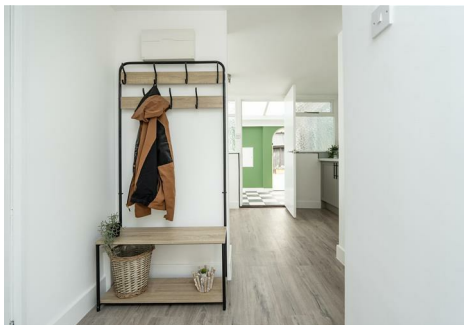
The front is enclosed by 6 foot panel fencing with double wooden fencing that opens up to the gravel off-road parking. There is space for numerous cars and space for a caravan and motorhome if needed, this leads to the carport which has raised flowerbeds to the side and a remote controlled electric roller door leading to the larger than average garage workshop. There's an outside tap and light to the front of the garage door. The rear garden is enclosed by panel fencing, it has a patio seating area, a laid to lawn area, outside light, outside tap, gravel area and a storage shed which has a door leading back through to the front garden.

Garage Workshop

28'5 x 12'0

Widens to the rear, there's an internal door leading through into the conservatory and power and lighting connected.







Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

