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## Lyndene, South Drove, Quadring Fen PE11 4QX

**£255,000 Freehold**

- Rural Location
- Gated Parking
- 2 Bedrooms
- Requires Refurbishment/Modernisation
- Viewing Recommended

Located in a rural setting with expansive open views, 'Lyndene' is ideal for those wanting a quiet setting. The property occupies an established site of approximately 0.26 of an acre with ample off-road parking and workshop. The property has 2 bedrooms, 2 reception rooms, bathroom, kitchen, utility room and separate wc. The property would benefit from some updating and refurbishment. Viewing is highly recommended.

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#### ACCOMMODATION

**RECESSED PORCH** Obscure glazed UPVC front entrance door opening into:

**HALLWAY** 19' 5" x 3' 5" (5.94m x 1.05m) Radiator, 2 ceiling lights, dado rail, store cupboard.

**SITTING ROOM** 12' 2" x 11' 11" (3.71m x 3.65m) plus UPVC bay window to the front elevation with fitted window seat. Laminate flooring, 4 wall lights, ornamental fire place with raised hearth, radiator.

**BEDROOM 1** 10' 11" x 11' 10" (3.35m x 3.63m) plus UPVC bay window to the front elevation. Radiator with fretwork cover, ceiling light.

**BEDROOM 2** 9' 7" x 12' 0" (2.93m x 3.66m) Ceramic floor tiles, UPVC window to the side elevation, radiator with fretwork cover, ceiling light.



**BATHROOM** 8' 4" x 11' 9" (2.56m x 3.60m) maximum Four piece suite comprising panelled bath with mixer tap, shower attachment and tiled surround, pedestal wash hand basin, low level WC, independent shower cubicle with Triton Seville electric shower, radiator, ceiling light, 2 obscure glazed UPVC windows.

**DINING ROOM** 13' 6" x 11' 6" (4.12m x 3.52m) Herringbone wood block flooring, UPVC patio doors to the side elevation, coved and textured ceiling, ceiling lights, radiator, half stable style door opening into:

**KITCHEN** 12' 4" x 6' 11" (3.76m x 2.13m) Ceramic floor tiles, oil fired central heating boiler, base cupboards and drawers, worktops, single drainer stainless steel sink unit, tiled splashbacks, glazed display cabinet, radiator, cooker hood, UPVC window to the side elevation, doorway to:

**UTILITY ROOM** 8' 3" x 11' 3" (2.52m x 3.43m) Plumbing and space for washing machine, further appliance space, external entrance door.

**COAL STORE** 7' 4" x 7' 4" (2.25m x 2.26m)

**SEPARATE WC** Low level suite.

**EXTERIOR** The property stands on established grounds totalling approximately 0.26 of an acre, subject to survey.

Lawned frontage with conifers, double width driveway, pair of five bar farm style gates and hand gate opening on to extensive gated gravelled parking area and turning bay, paved patio with established trees, lawned front garden with established trees and picket fencing.

The paved pathway continues across the front of the bungalow leading round to the right hand side where there is a gated area with paved patio, dog runs and a lawned area with conifer hedging to the side and rear boundaries. To the left hand side of the bungalow a hand gate leads to an area with modern oil storage tank, outside tap, electricity meter, external socket, gravelled area and access to:

**WORKSHOP** 20' 0" x 8' 7" (6.1m x 2.64m) Of timber/weatherboard/corrugated construction with a pitched corrugated roof, concrete floor, side window, power and lighting.

To the side of the workshop a gated access leads round to the rear of the property where there is a further patio and outside light.

There are open views of farmland to the front and rear.

**DIRECTIONS** From Spalding proceed in a northerly direction along the old Pinchbeck Road, continue through Pinchbeck and Surfleet and on to Gosberton. Turn left into the High Street then immediately left into Belchmere Lane. Continue into Gosberton Rise Gate, through to Gosberton Clough and then turn right signposted Quadring Fen. Follow this road down into Quadring Fen and at the crossroads turn left into South Drove and the property is situated after a round 400 yards on the right hand side.

**AMENITIES** The local villages of Quadring, Gosberton and Donington have combined facilities including primary and secondary schools, shops, doctors surgery, Churches etc. Spalding and Boston are each approximately 10 miles distant.

TENURE Freehold

SERVICES Mains water and electricity. Private drainage. Oil 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: S11939

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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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		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		