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Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Capri, 25 Town Drove, Quadring PE11 4PU

£215,000 Freehold

- Detached Bungalow
- Generous Sized Established Gardens
- Driveway and Garage
- Electric Heating
- Village location

Detached 2 bedroom bungalow with generous sized established gardens, driveway and garage. UPVC windows, electric storage heaters. Pleasant non-estate village location - would benefit from updating. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Recessed entrance porch with outside light and UPVC entrance door opening into:

HALLWAY Night storage heater, ceiling light, access to loft space, Airing Cupboard housing the hot water cylinder, doors arranged off to:

BEDROOM 1 12' 2" x 9' 2" (3.73m x 2.80m) Floor to ceiling fitted wardrobe units, ceiling light, night storage heater, UPVC window to the rear elevation.

BEDROOM 2 13' 5" x 7' 11" (4.09m x 2.42m) UPVC windows to the front and side elevations, night storage heater, ceiling light.

LOUNGE 14' 10" x 11' 10" (4.53m x 3.62m) Night



storage heater, UPVC window to the front elevation, 4 wall lights, brick fireplace with raised hearth and timber mantle.

BATHROOM 6' 6" x 5' 6" (2.00m x 1.69m) Three piece white suite comprising panelled bath, wash hand basin, low level WC, obscure glazed UPVC window, shaver point.

DINING ROOM 10' 7" x 9' 10" (3.25m x 3.01m) UPVC window to the rear elevation, ceiling light, night storage heater, square arch to:

KITCHEN 7' 10" x 9' 4" (2.40m x 2.87m) Basic range of units comprising base cupboards and drawers, eye level cupboards, single drainer stainless steel sink unit, dual aspect with UPVC windows to the front and side elevations, fluorescent strip light, electric cooker point, door into:

LEAN-TO REAR PORCH/UTILITY With plumbing for washing machine, external entrance door.

EXTERIOR Driveway with multiple parking and access to:

BRICK GARAGE Concrete floor, power and lighting, personnel door, up and over door, attached rear store.

ESTABLISHED GARDENS Enclosed rear patio, coal bunker, extensive mature gardens to the front and side with stocked borders, plants, shrubs, trees, lawns, greenhouse etc.

DIRECTIONS From Spalding proceed in a northerly direction along the A16 to the Surfleet roundabout taking the first exit on to the link road, taking the second exit at the next roundabout and proceeding to Gosberton. Turn left at the High Street, through the village into Quadring, turn left at the crossroads into Town Drove and the property is situated on the right hand side.

AMENITIES Local shop/post office, Church, primary school and Indian Restaurant within the village. Services at nearby Gosberton and Donington and the well served market town of Spalding is 8 miles distant offering a full range of facilities.

SERVICES Mains water, electricity and drainage.

GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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 is given as to their operability or efficiency on the given date.
Made with Metragen 02/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

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: S12031

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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