



BRADLEY JAMES

ESTATE AGENTS



18 Quaker Lane, Spalding, PE11 1ND

Asking price £299,950

- DETACHED PROPERTY IN CUL-DE-SAC LOCATION
- THREE RECEPTION ROOMS
- EXTENDED DETACHED FAMILY HOME WITH GREEN TO THE FRONT
- WORKSHOP WITH POWER
- WALKING DISTANCE TO LOCAL SCHOOLS AND SHOPS
- FOUR BEDROOMS
- EN-SUITE TO BEDROOM ONE
- PARKING FOR THREE/FOUR CARS
- GREAT ROAD LINKS TO THE A16
- 3 MINUTE DRIVE TO LOCAL TRAIN STATION



# 18 Quaker Lane, Spalding PE11 1ND

Bradley James invites you to look at our newest listing which is located in the tranquil Quaker Lane of Spalding. This extended detached family home offers a perfect blend of space, comfort, and modern living. With three well-appointed reception rooms, this property is designed to cater to the needs of a growing family. The heart of the home is undoubtedly the open-plan kitchen diner, which is bathed in natural light thanks to its double aspect windows. This inviting space features doors that seamlessly connect to the rear garden, making it ideal for entertaining or enjoying family meals.

Upon entering, you are greeted by an extended porch that leads to a generous hallway. The lounge, separated from the dining room by elegant sliding doors, provides a cosy retreat for relaxation. The converted garage has been transformed into a versatile study or family room, offering additional space for work or leisure.

The first floor has been thoughtfully extended to include four bedrooms, with the master bedroom boasting a rare en-suite shower room, a valuable addition for this style of property. A well-appointed family bathroom serves the remaining three bedrooms, ensuring convenience for all.

Outside, the property features blocked paved off-road parking and side gated access on both sides, leading to a delightful rear garden. Here, you will find a workshop equipped with power and light, perfect for hobbies or additional storage.

Situated at the end of a no-through road, this home enjoys a peaceful setting with a green space directly opposite, ideal for families. You are just a 15-minute walk or a quick 3-minute drive from the town centre, where you will find shops, supermarkets, and the train station. A primary school is conveniently located around the corner, along with a large playing green and park, making this property an excellent choice for family living.



Council Tax Band: D



### Entrance Porch

UPVC double glazed sliding patio door into the entrance porch which has UPVC double glazed windows to the front and side, power point and courtesy light.

### Entrance Hall

Obscured double glazed internal door through into the entrance hall which has stairs leading off to the first floor accommodation, radiator and power points.

### Study/Family Room

15'7 x 7'4

UPVC double glazed window to the front, power points and skimmed and coved ceiling.

### Lounge

14'7 x 12'0

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

### Dining Room

12'2 x 10'0

Internal sliding doors from the lounge to the dining room, UPVC double glazed patio doors leading to the rear garden, radiator and power points.

### Kitchen Diner

17'6 x 12'2 x 14'5

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated fridge freezer, double range master with double oven and separate grill with a six burner gas hob and extractor over, integrated slimline dishwasher, tiled splashback, power points, under stairs storage cupboard, pantry, an archway leading through to the dining area which has UPVC double glazed French doors leading out onto the rear garden, UPVC obscured double glazed door to the side, UPVC double glazed window to the side, base and eye level units with work surface over, integrated freezer, integrated washing machine, radiator, power points and telephone point.

### Landing

Power points and loft hatch. The loft is completely boarded and has a loft ladder.

### Family Bathroom

UPVC obscured double glazed window to the rear, bath with telephone style mixer tap over and a handheld showerhead over, vanity wash hand basin with mixer taps over and storage cupboard beneath, WC with push button flush with work surface over, tiled splashback, wall mounted heated towel rail, separate radiator and inset spotlights.

### Bedroom 1

14'7 x 11'2

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

### Bedroom 1 En-suite

UPVC obscured double glazed window to the front, separate shower cubicle which is fully tiled with an electric shower, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, wall mounted storage unit, wall mounted heated towel rail, separate radiator, fully tiled walls, skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 2

12'3 x 11'2

UPVC double glazed window to the rear, radiator, power points and airing cupboard with wall mounted gas boiler, hot water tank and shelving.

### Bedroom 3

12'8 x 7'6

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

### Bedroom 4

12'7 x 7'6

UPVC double glazed window to the rear, radiator, power points, TV point and built-in wardrobe with shelving and hanging space.

### Outside

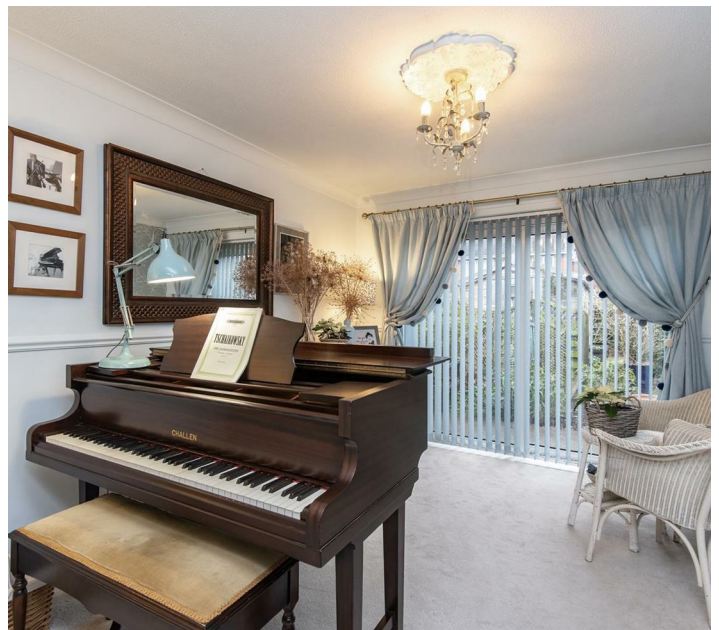
The property has block paved off-road parking for four vehicles. There are four outside lights on a timer and there is side gated access both sides of the property which leads to the rear garden and is enclosed by panel fencing. There are two outside taps, outside power points, four floodlights, variety of trees and shrubs, a workshop with power and lighting connected and under soil irrigation system.

### Workshop

15'5 x 7'6

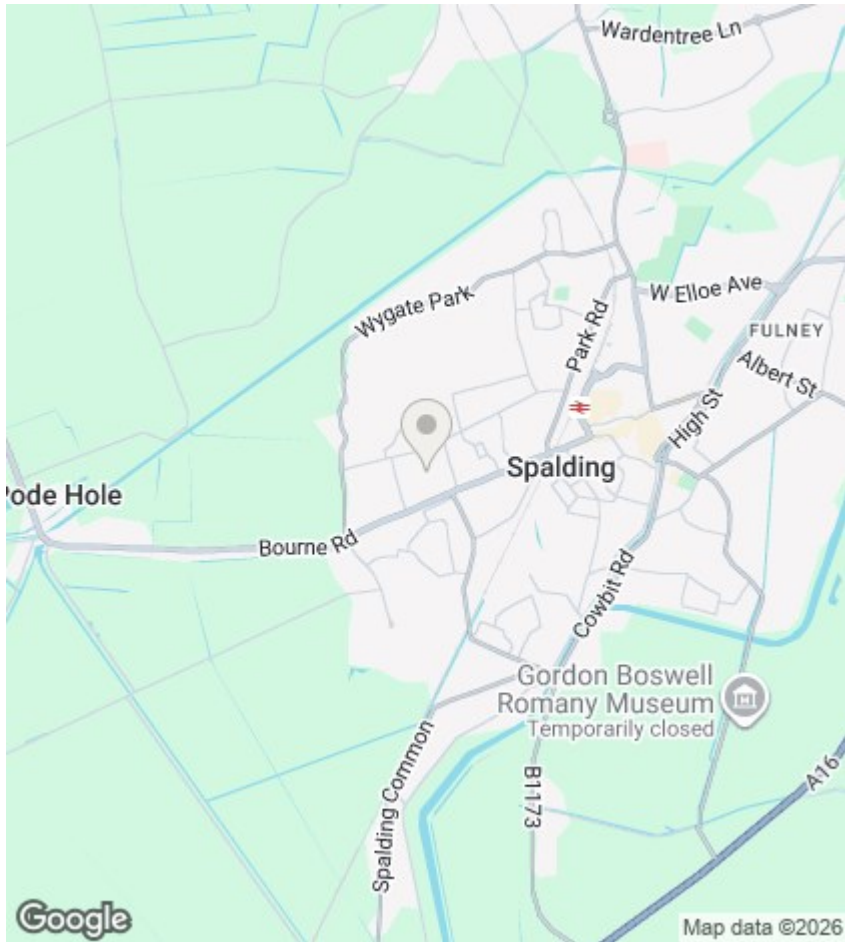
Window to the side and a door to the front, six power points, separate fuse box, power and lighting connected, an earth stake and three water butts to the rear.











## Viewings

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

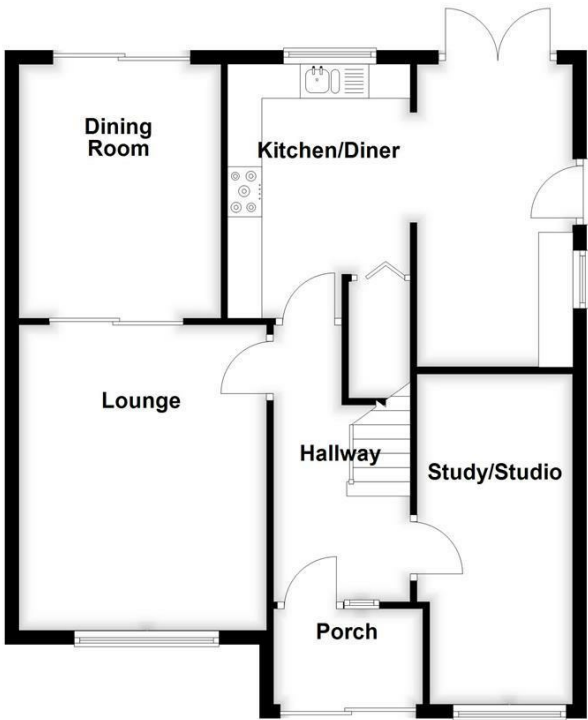
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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	

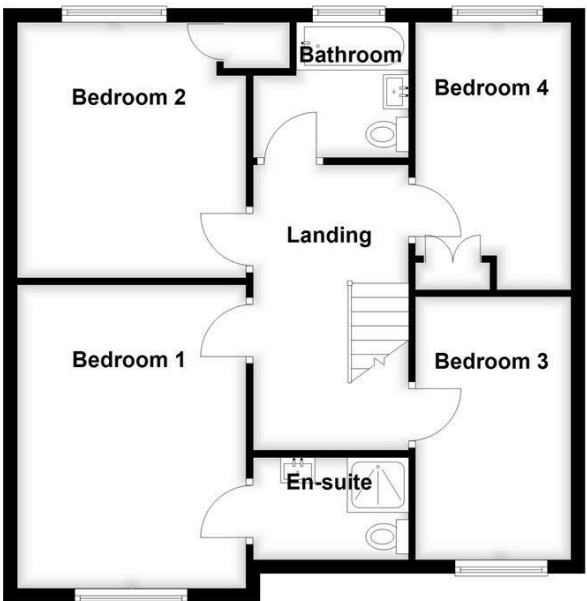
### Ground Floor

Approx. 71.5 sq. metres (769.6 sq. feet)



### First Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



Total area: approx. 136.3 sq. metres (1467.6 sq. feet)