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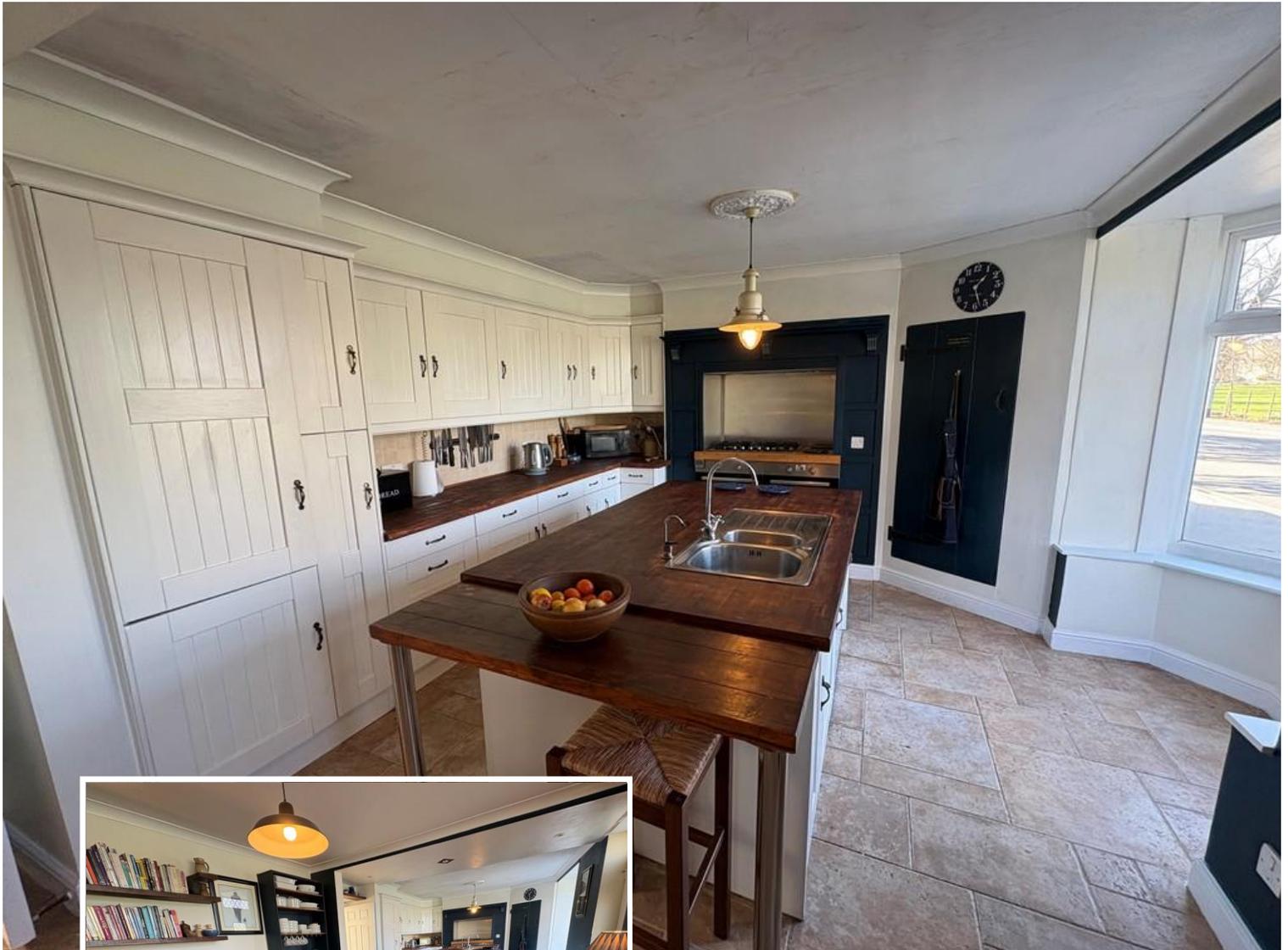
## The Elms and Elms Cottage, 25 & 25a Quadring Road, Donington PE11 4TD

**£425,000 Freehold**

- 4 Bedroom Detached House
- Refitted Large Kitchen Diner
- 2 Bedroom Coach House Annexe
- Gated Off Road Parking for Multiple Vehicles
- Viewing Recommended

Tastefully renovated period property in central convenient village location with detached former coach house annexe. Inspection highly recommended - spacious accommodation throughout. Gated off-road parking, established gardens. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



#### **THE ELMS ACCOMMODATION**

Part obscure glazed UPVC front entrance door opening into:

#### **OPEN PLAN DINER KITCHEN**

30' 6" maximum x 11' 11" (9.31m maximum x 3.64m)

#### **DINING AREA**

Ceramic floor tiles, walk-in UPVC bay window to the front elevation (excluded from the measurement), UPVC window to the side elevation, radiator with fretwork cover, pendant light fitting, feature chimney breast with log burner and shelved alcove providing useful log storage.

#### **KITCHEN AREA**

Central island with inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap, plumbing and space for dishwasher beneath, range of fitted base cupboards. Comprehensive range of shaker style kitchen units comprising base cupboards and drawers beneath the



wooden worktops with intermediate wall tiling and matching eye level wall cupboards, slide out larder unit, kick space heater, recessed cooker area with twin electric ovens and 5 burner gas hob with integrated cooker hood, shelved corner pantry also housing the modern consumer unit, ceramic floor tiles, pendant light fitment, UPVC bay window to the front elevation with views of the school playing fields.

**INNER LOBBY**

Staircase off, understairs store cupboard, door and step down to:

**REAR PORCH/BOOT ROOM**

10' 7" x 3' 11" (3.24m x 1.20m) Half height wall panelling/ceramic floor tiles, radiator, recessed ceiling lights, door to:

**UTILITY ROOM**

7' 0" x 7' 0" (2.15m x 2.15m) Single drainer stainless steel sink unit set within roll edged worktops, fitted base cupboards and drawers beneath, plumbing and space for washing machine, space for tumble dryer, fully tiled walls, eye level wall cupboard, folding door opening into:

**GROUND FLOOR SHOWER ROOM**

6' 8" x 3' 9" (2.04m x 1.16m) Shower cabinet with electric shower, low level WC, hand basin with mixer tap, fully tiled walls, extractor fan, obscure glazed UPVC window, vertical radiator/towel rail.

Also from the Inner Lobby a further door leads to:

**SNUG**

14' 0" x 8' 5" (4.27m x 2.58m) minimum Recessed shelving unit, radiator with fretwork cover, UPVC window to the rear elevation overlooking the garden, coved cornice, recessed ceiling lights, smoke alarm, pair of multi pane bevelled glass doors opening into:

**LOUNGE DINER**

21' 3" x 12' 4" (6.50m x 3.78m) Triple aspect with a pair of UPVC French doors to the rear elevation, UPVC windows to the side and front elevations, 2 radiators with fretwork covers, wood grain effect flooring, recessed ceiling lights, coved cornice.

From the Inner Lobby the return staircase leads via a Half Landing with UPVC window to the rear elevation to:

**FIRST FLOOR LANDING**

21' 0" x 3' 1" (6.41m x 0.96m) plus 11'1" x 5'4" (3.38m x 1.63m) including the stairwell. Range of recessed fitted shelved storage cupboards, radiator, recessed ceiling lights, doors arranged off to:

**MASTER BEDROOM**

12' 4" x 13' 5" (3.77m x 4.1m) Dual aspect with UPVC windows to the front and side elevations, coved cornice, range of recessed ceiling lights, radiator, wood grain effect flooring, door to:

**WALK-IN WARDROBE/DRESSING ROOM**

12' 3" x 7' 9" (3.74m x 2.38m) UPVC window to the rear elevation, fitted carpet, recessed ceiling lights, radiator, folding door opening into:

**EN-SUITE SHOWER ROOM**

8' 5" x 3' 10" (2.57m x 1.17m) Full width shower cabinet with fitted shower and



tilled surround, fully tiled walls, pedestal wash hand basin, low level WC, tiled floor, obscure glazed UPVC window, recessed ceiling lights.

#### **BEDROOM 2**

8' 11" x 9' 10" (2.73m x 3.01m) plus 9' 6" x 6' 4" (2.90m x 1.94m), a large L shaped room with extensive fitted cupboards with shelving and hanging rails (included within the room measurement), 2 UPVC windows to the front elevation, laminate flooring, recessed ceiling lights, radiator.

#### **SHOWER ROOM**

8' 8" x 8' 6" (2.65m x 2.60m) 1600mm shower enclosure with twin showers, wash hand basin, low level WC, fully tiled walls, extensive fitted cupboards including one housing a washing machine with a tiled worktop plus pedestal wash hand basin, low level WC, recessed ceiling lights, obscure glazed UPVC window.

#### **BEDROOM 3**

10' 11" x 10' 6" (3.33m x 3.22m) Feature vaulted ceiling, radiator, 2 UPVC windows to the rear elevation, ceiling light.

#### **BEDROOM 4**

10' 10" maximum x 12' 5" (3.31m maximum x 3.80m) UPVC window to the front elevation, coved cornice, ceiling light, radiator.

#### **EXTERIOR**

A five bar timber gate giving access to the multiple parking area and turning bay which is gravelled and provides parking for numerous vehicles serving the main residence and the annexe. Fenced and gated access leading round to the rear of the property where there is a split level paved patio, brick barbecue area, tiered lawn area, raised planters, further raised feature with gravel and a capped brick wall, paved patio and, to the west side of the property a very pleasant area with fishpond, rockery, trees to the front boundary alongside the picket fencing, raised planters, garden shed (with electricity and power connected), trellis with hand gate, various outside sockets, external lighting.

#### **ELMS COTTAGE ACCOMMODATION**

Half glazed door into:

#### **FRONT ENTRANCE PORCH**

8' 7" x 3' 0" (2.64m x 0.92m) window to the front elevation, direct access into:

#### **UTILITY AREA**

6' 9" x 4' 1" (2.07m x 1.27m) plumbing and space for washing machine, fitted shelf, further appliance space, obscure glazed UPVC window, ceiling light.

Also from the front Entrance Porch a part glazed door opens into:

#### **LARGE HALLWAY**

11' 6" x 6' 10" (3.53m x 2.10m) plus recess. Staircase off, ceiling light, doorway opening into:



#### **KITCHEN:**

6' 2" x 7' 2" (1.90m x 2.20m) range of modern fitted units comprising base cupboards beneath the woodgrain effect roll edged worktops, intermediate metro style tiling, eye level wall cupboards, single drainer stainless steel sink unit with mixer tap, appliance space, electric oven and hob, multi speed cooker hood, 3 way adjustable ceiling light fitting, doorway opening into:

#### **SITTING ROOM:**

10' 1" x 9' 4" (3.08m x 2.86m) half glazed UPVC rear entrance door, UPVC window, ceiling light.

From the large Reception Hall the staircase rises to:

#### **FIRST FLOOR LANDING**

15' 0" x 5' 10" (4.58m x 1.78m) overall. Velux style window, doors arranged off to:

#### **BEDROOM 1 (Annexe)**

15' 0" x 14' 11" (4.58m x 4.56m) dual aspect with UPVC windows to the front and side elevations, ceiling light.

#### **BEDROOM 2 (Annexe)**

7' 1" x 7' 2" (2.17m x 2.19m) maximum Velux style window, built-in Airing Cupboard housing the hot water cylinder with immersion heater.

#### **BATHROOM (Annexe):**

7' 2" x 7' 6" (2.19m x 2.29m) three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, obscure glazed UPVC window, ceiling light.

#### **EXTERIOR**

The Annexe has an integrated Garage/Workshop and to the rear, a paved patio and seating area.

#### **DIRECTIONS**

From Spalding proceed in a northerly direction along the A16 Boston Road to Surfleet continuing to the roundabout and taking the first exit on to the link road, at the next roundabout take the second exit and proceed to Gosberton. Turn left off the main road, straight through the High Street, through Quadring and into Donington and the property is situated on the left hand side almost opposite the school playing fields.

#### **AMENITIES**

Donington is a historic and well served village with primary and secondary schools and in the catchment area for grammar schools, range of shops, public house/restaurant, takeaways, Church etc. The market towns of Spalding and Boston are each around 10 miles distant offering a range of facilities and Grantham is 20 miles away having a fast train link with London's Kings Cross minimum journey time 70 minutes.





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

25 Quadring Road

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

25a Quadring Road

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX**

Band C for 25 Quadring Road  
Band B for 25a Quadring Road

**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: S11975**

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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