



3 Liberty Place, Quadring, PE11 4GT

£395,000

- Spacious three double bedroom detached bungalow
- Bright open-plan kitchen/dining/living area plus additional separate lounge
- Bedroom one with en-suite
- Practical utility room providing extra storage and convenience
- Generous off-road parking leading to the double garage
- Large rear garden with summer house
- Built by Broadgate Homes in 2024
- Open field views
- Cul de sac location in small village
- Register with Ark today and get on our mailing list for future properties

Built in 2024 by renowned developers Broadgate Homes, this stunning three-bedroom detached bungalow is tucked away in the corner of a quiet cul-de-sac, offering both privacy and peaceful surroundings.

This beautifully designed home delivers everything you could want from modern bungalow living, combining impressive kerb appeal with spacious accommodation and lovely views across the Lincolnshire countryside. From the moment you arrive, the property stands out with its attractive frontage, generous driveway and double garage.

Internally, the bungalow offers a fantastic flowing layout with spacious rooms throughout, perfectly suited to both modern living and entertaining. The superb kitchen diner acts as the heart of the home and offers ample space to create a cosy snug or seating area, making it an incredibly versatile living space.

Externally, the property continues to impress with a fantastic-sized rear garden, offering endless potential to create a truly special outdoor retreat.

Rarely do modern detached bungalows of this quality, position and size come to the market — interested in viewing?

Entrance Hall 10'11" x 7'1" (3.35m x 2.17m)

Composite glazed entrance door with glazed side panels, coving to skimmed ceiling, radiator, built in airing cupboard.

Lounge 14'3" x 15'7" (4.36m x 4.75m)



PVCu double glazed windows to front and side, coving to skimmed ceiling, two radiators, gas fireplace.

Kitchen/Open Plan Living 12'2" x 28'4" (3.72m x 8.64)



A stylish open-plan kitchen, dining, and living space featuring a sleek fitted kitchen with integrated appliances and a door leading to the utility room. There is a central dining area, while the inviting lounge at the far end enjoys French doors opening onto the garden.



Kitchen

PVCu double glazed window to side, coving to skimmed ceiling with recessed spotlights, tiled flooring. Fitted with a matching range of base and eye level units with work surfaces and matching upstands, four ring Neff induction hob with Stainless steel extractor hood over, integrated eye level Neff oven and grill, integrated fridge freezer, integrated dishwasher, composite sink and drainer with chrome mixer tap over, built in double door pantry cupboard. Door to utility room.



Living area



PVCu double glazed French doors with glazed side panels to rear, coving to skimmed ceiling, tiled flooring, two radiators.



Utility Room 6'0" x 8'9" (1.85m x 2.69m)



PVCu double glazed window to rear and door to side opening to garden, coving to skimmed ceiling,

wall mounted mains gas central heating boiler, tiled flooring, fitted worktop space with matching upstand, base unit, space and plumbing for washing machine and tumble dryer, stainless steel sink and drainer with chrome mixer tap over.

Bedroom 1 11'6" x 14'5" (3.52m x 4.41m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator, door to ensuite.

En-suite 3'11" x 18'3" (1.20m x 5.57m)



PVCu double glazed window to side, coving to skimmed ceiling, extractor fan, vinyl flooring, wall mounted heated towel rail, shaver point. Fitted with a three piece suite comprising shower pod with chrome thermostatic bar shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

Bedroom 2 11'5" x 11'10" (3.48m x 3.61m)



PVCu double glazed window to rear, coving to skimmed ceiling, radiator.

Bedroom 3 8'11" x 9'6" (2.73m x 2.90m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator.

Bathroom 12'2" x 6'11" (3.72m x 2.12m)

PVCu double glazed window to rear, coving to skimmed ceiling with recessed spotlighting, extractor fan vinyl flooring, wall mounted heated towel rail. Fitted with a four piece suite comprising panel bath with chrome mixer tap over and shower attachment, shower pod with chrome thermostatic bar shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

**Outside**

The bungalow can be located to the end of Liberty Place, a no through road and pleasant cul-de-sac. To the front of the property is a gravel driveway leading to double garage and gated access to the rear garden.

The rear garden enjoys open field views and is enclosed by timber fencing. There is a large lawn and patio seating area, timber workshop and summer house.



Double Garage 18'8" x 16'11" (5.71m x 5.18m)

Twin up and over vehicular doors. Pedestrian door to side. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 4GT

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: E

Property construction: Traditional

Electricity supply: Mains - Octopus Energy

Solar Panels: Two solar panels owned by the property.

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains Drainage

Heating: Mains Gas Central Heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: None

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: None

Coalfield or mining area: No

Energy Performance rating: B83

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its

Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

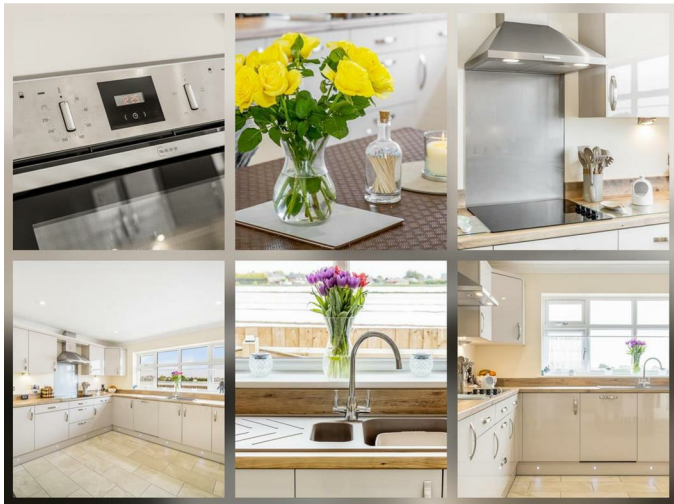
Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

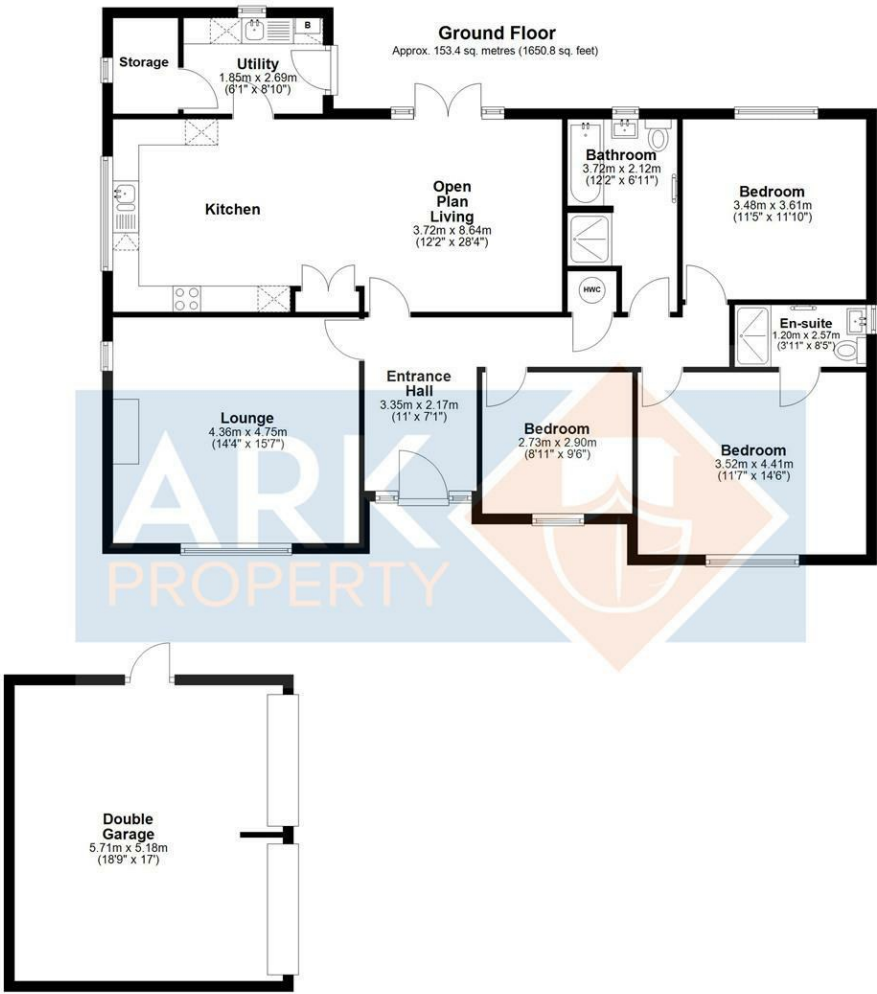
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





Floor Plan

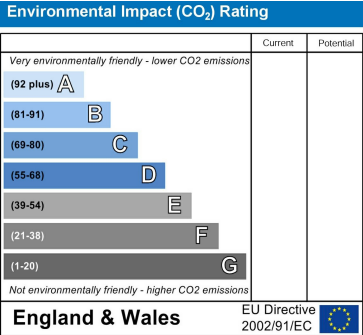
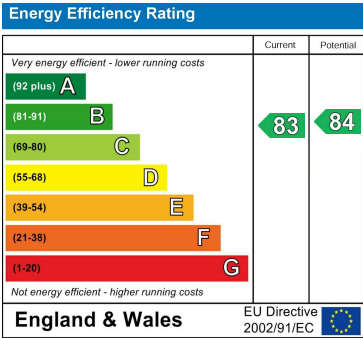


Total area: approx. 153.4 sq. metres (1650.8 sq. feet)

Area Map



Energy Efficiency Graph



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