

# Watergate

## Quadrant

Pygott  
&  
Crone



**Clarke**  
Group  
CONSTRUCTION LTD

# An Exclusive Development of Seven High-Quality Bungalows in Quadring, Lincolnshire

Pygott & Crone and Clarke Group Construction are proud to present a limited and thoughtfully designed development of just **seven brand new detached bungalows**, located within a **private cul-de-sac** in the sought-after village of **Quadring, Lincolnshire**. Scheduled for **completions Spring & Summer 2026**, this exclusive scheme offers a rare opportunity to acquire a premium new-build bungalow in a peaceful village setting.

The development comprises a selection of **two and three bedroom detached bungalows**, arranged in **three distinct architectural styles**, each benefitting from a **single or double garage** depending on plot. Designed with modern living in mind, the properties combine attractive external finishes with practical, high-specification interiors.

Internally, the homes will feature **oak internal doors**, high-quality **floor finishes throughout**, and contemporary fitted kitchens complete with **quartz worktops**, upstands and splashbacks to the hob. Kitchens will include a full range of **integrated appliances**, including fridgefreezer, dishwasher, induction hob, cooker hood, and a single/compact oven with microwave. Composite undermounted sinks further enhance the clean, modern aesthetic. Separate utility areas provide space for a washing machine and dryer, along with additional quartz worktops and composite sinks.

Bathrooms and en-suites are finished to a strong specification, including vanity units to main bathrooms, modern sanitaryware, baths with showers to main bathrooms, and dedicated showers to en-suites.

All properties are designed with **energy efficiency and future-ready living** in mind. Heating is provided via **underfloor heating throughout**, powered by an **air source heat pump**, complemented by **3kW solar PV panels**. Each home will also include an **electric vehicle charging point** and access to **gigabit-capable fibre broadband** (subject to end-user contract).

Externally, the development is equally well considered. Properties will feature **composite external doors**, **Agate Grey uPVC windows**, and **aluminium bi-fold doors** opening onto private rear gardens. Roof finishes vary across the site, with a mix of **dark grey slate-effect tiles** and **orange clay pantile-effect tiles**, creating visual interest. Traditional detailing includes **corbelled brickwork** and **black rainwater goods**.

Each plot benefits from **block-paved driveways**, electric garage doors, **level thresholds to front doors** for easy access and landscaped gardens with **topsoil and seed**. Boundaries are defined by a mix of **brick garden walls, timber fencing, and hedging**, while the private road is finished in tarmac. The scheme also incorporates **built-in bird and bat boxes**, reflecting a commitment to biodiversity.

All properties are connected to **mains water and electricity**, with **foul drainage to the main sewer** in the road.

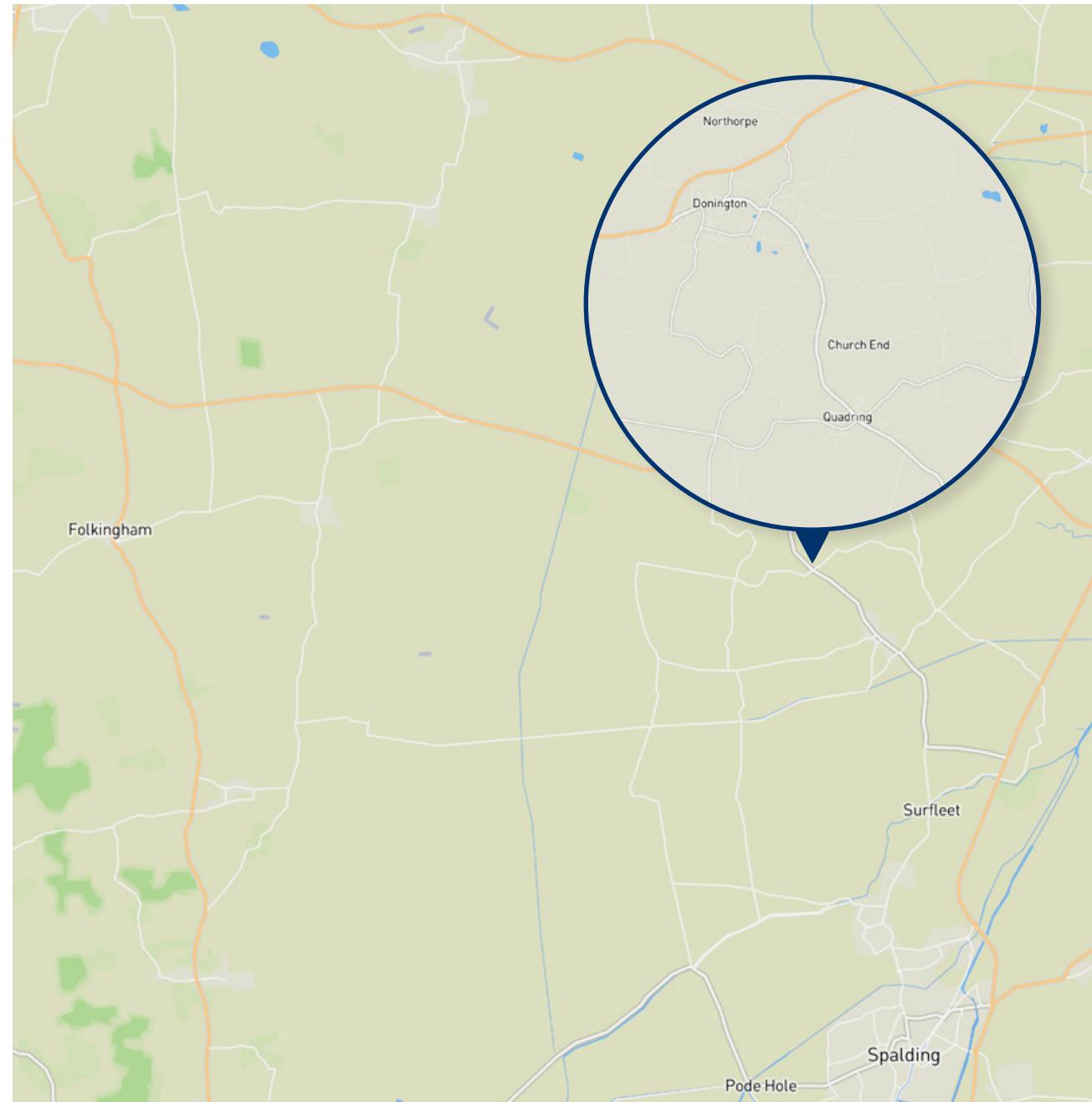
This small, carefully planned development offers an exceptional opportunity for downsizers, or those seeking single-storey living without compromise, set within a well-connected Lincolnshire village environment.



- Exclusive development of just **seven detached bungalows** within a quiet **private cul-de-sac**
- Choice of **two and three bedroom single-storey homes**, designed for comfortable and practical living
- **Underfloor heating** throughout, powered by an energy-efficient **air source heat pump**
- High-quality **fitted kitchens with quartz worktops** and integrated appliances
- **Level-access thresholds** and thoughtfully planned layouts ideal for later-life living
- **Single or double garages with electric doors**, plus block-paved private driveways
- **Solar PV panels and EV charging points**, supporting lower running costs and future-proofing
- Peaceful **village location in Quadring**, with attractive private gardens and low-maintenance surroundings

## Quadrинг

Quadrинг is an established village in South Holland, Lincolnshire, set within the county's characteristic open countryside. With a long agricultural heritage, the area offers a peaceful rural setting while remaining well connected to nearby market towns, including Spalding, which provides a wider range of shopping, schooling, and transport links. The village benefits from local amenities and a strong sense of community, making Quadrинг an attractive location for those seeking a balanced lifestyle that combines countryside living with everyday convenience.



# Site Plan

## Plot 1

3 Bed Detached Bungalow

## Plot 2

3 Bed Detached Bungalow

## Plot 3

2 Bed Detached Bungalow

## Plot 4

2 Bed Detached Bungalow

## Plot 5

3 Bed Detached Bungalow

## Plot 6

2 Bed Detached Bungalow

## Plot 7

2 Bed Detached Bungalow



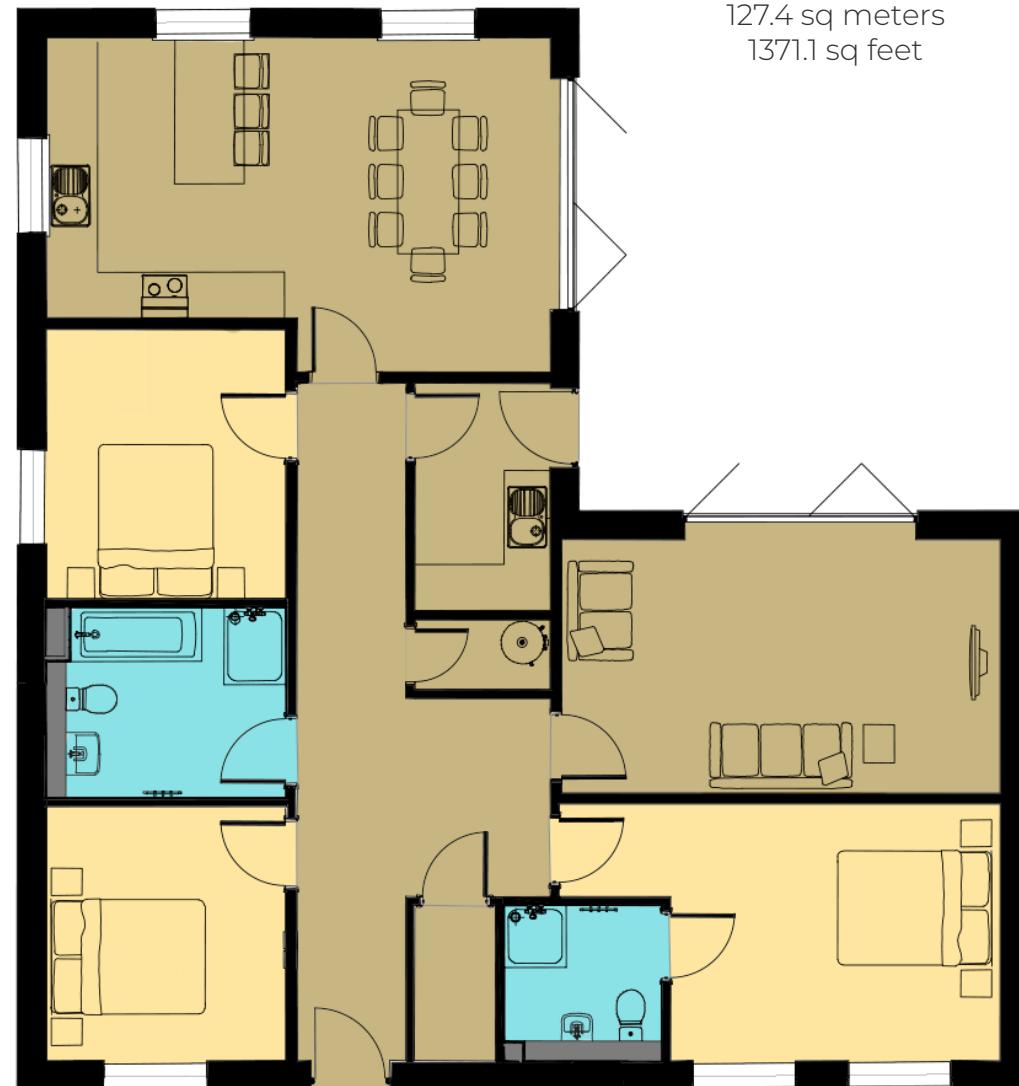


# Plots 1, 2 & 5

Room	Dimensions
Kitchen/Dining Room	4.40m x 6.67m (14'5" x 21'11")
Utility	3.00m x 1.80m (9'10" x 5'11")
Lounge	3.34m x 5.55m (10'11" x 18'2")
Bedroom 1	3.38m x 4.10m (11'1" x 13'5")
En-Suite	2.03m x 2.07m (6'8" x 6'9")
Bedroom 2	3.33m x 3.16m (10'11" x 10'4")
Bedroom 3	3.54m x 3.16m (11'7" x 10'4")
Bathroom	2.50m x 3.16m (8'2" x 10'4")

## Please Note

Floorplans and measurements are taken from architectural drawings and are for guidance purposes only. Computer generated images are not to scale. Finishes and materials may vary and landscaping is illustrative only.



## Total Area (approx)

127.4 sq meters

1371.1 sq feet



## Plots 3 & 4

Room	Dimensions
Kitchen/Dining Room	5.24m x 5.10m (17'2" x 16'9")
Utility	2.19m x 3.34m (7'2" x 10'11")
Lounge	6.38m x 3.79m (20'11" x 12'5")
Bedroom 1	3.45m x 3.79m (11'4" x 12'5")
Bedroom 2	3.30m x 3.75m (10'10" x 12'4")
Bathroom	1.98m x 3.79m (6'6" x 12'5")
Garage	6.09m x 3.09m (20'0" x 10'2")

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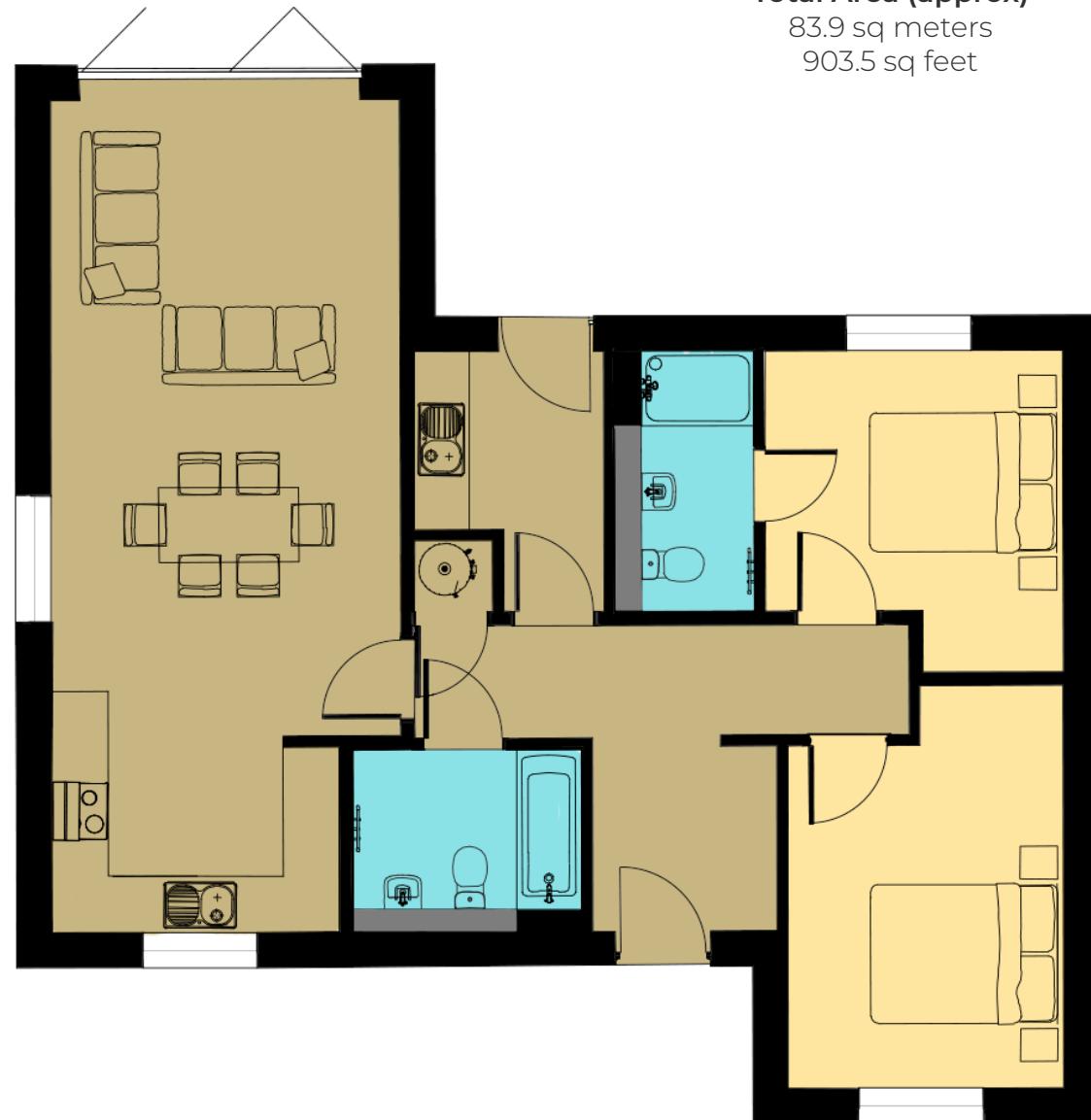


## Plots 6 & 7

Room	Dimensions
Open Plan Living	8.96m x 3.79m (29'5" x 12'5")
Utility	2.84m x 2.14m (9'4" x 7'0")
Bedroom 1	3.49m x 3.22m (11'5" x 10'7")
En-Suite	2.84m x 1.52m (9'4" x 5'0")
Bedroom 2	4.36m x 3.00m (14'4" x 9'10")
Bathroom	2.02m x 2.49m (6'7" x 8'2")

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# Specification

<b>Internal General</b>	<b>Bathroom / Ensuite</b>	<b>External General</b>
Oak internal doors	WC & Cistern	Single or double garage dependent upon plot with electric door/s
Floor finishes provided - likely to be Karndean or equal to Hall and wet areas then carpets to lounge and bedrooms etc.	Hand Basin & Tap/s	Built-in Bird / Bat Boxes
<b>Kitchen</b>	Bath / Shower - Main Bathroom	Sandstone Paving depending on availability
Fitted Kitchen - Unit colours TBC. Soft Close Doors / Drawers	Shower - Ensuite	Block Paved Drives
Quartz Worktops Upstands / Splashback to Hob	Vanity Units - Main Bathroom TBC	Topsoil and Seed to Gardens
Sink - Composite & undermounted	Tiling - TBC	Timber fencing and hedging to front boundaries
Single & Compact Oven with microwave	<b>Heating &amp; Hot Water</b>	Masonry Cavity Wall Construction with a Mixture of Facing Brickwork
Induction Hob	Underfloor Heating throughout, Powered by Air Source Heat Pump	Beam and Block Floor
Integrated Cooker Hood	<b>Electrical</b>	Dark grey slate effect roof tiles or orange clay pantile effect, dependent upon plot
Intergrated Fridge Freezer	3kw Solar PV	Corbelled brickwork with black rainwater goods
Intergrated Dishwasher	Lighting bollards to front of properties	Level thresholds to front doors
<b>Utility</b>	Electric Vehicle Charging Point	Mixture of brick garden walls and timber fencing to boundaries
Space for a Washing Machine	BT and Gigabit Capable Fibre available for end user contract	Tarmacked private road
Space for a Dryer	TV Aerial Points	
Sink - Composite & undermounted	<b>External Doors &amp; Windows</b>	
Units Colour TBC	Composite External Doors	
Quartz Worktop	Agate Grey UPVC Windows & External Doors	
	Aluminium Bi-Fold Doors	

Specification subject to changes due to availability and materials. Site management fee applicable – Cost TBC.

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