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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 St Margarets, Quadring PE11 4PR

£205,000 Freehold

- Spacious Semi Detached House
- Three Double Bedrooms
- Large, Established Rear Gardens
- Village Location
- Viewing Highly Recommended

Spacious semi detached house with two reception rooms, kitchen, conservatory, utility room, ground floor shower room, three double bedrooms, bathroom. Driveway with off road parking, generous sized established rear gardens. UPVC windows and gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Through part glazed entrance door to:

ENTRANCE PORCH

7' 9" x 3' 4" (2.38m x 1.03m) Window to the side elevation, coloured leaded lights, quarry tile floor, ceiling light, part glazed door opening into:

ENTRANCE HALL

Tiled floor, under stairs store cupboard, radiator, central heating thermostat control, smoke alarm, ceiling light, staircase off, half glazed door to:

KITCHEN

10' 10" x 9' 8" (3.32m x 2.97m) (max). L Shaped with a range of fitted base cupboards and drawers, four ring electric hob, concealed cooker hood, eye level wall cupboards, single drainer stainless steel sink unit with mono block mixer tap, tiled splash backs, electric double oven, panelled ceiling, fluorescent strip light, tiled floor, UPVC rear window, radiator, continuation into:



DINING ROOM

11' 3" x 9' 10" (3.43m x 3.00m) With UPVC window to the front elevation, ceiling light with propeller style fan, dado rail, radiator, further base cupboards, worktop and eye level wall cupboard. From the rear corner of the kitchen, a part glazed door leads into:

GROUND FLOOR SHOWER ROOM

5' 9" x 5' 0" (1.77m x 1.53m) (minimum). Two piece suite comprising shower cabinet with electric shower, low level WC, radiator, ceiling light, shelving.

CONSERVATORY

14' 9" x 9' 8" (4.50m x 2.97m) plus large door recess. Pitched polycarbonate roof, ceiling light with propeller style fan, dwarf brick and UPVC construction, tiled floor, radiator, external entrance door. Door to:

UTILITY ROOM

14' 0" x 5' 2" (4.27m x 1.59m) Roll edge worktop, eye level wall cupboards, plumbing and space for washing machine, further appliance space, tiled floor, half glazed external entrance door.

Also from the dining room, an archway leads to:

SITTING ROOM

14' 4" x 11' 7" (4.39m x 3.55m) UPVC window to the front elevation, wood grain effect laminate flooring, alcove with shelving unit for TV/Hi fi etc., coved cornice, ceiling light, fire place, radiator.

From the entrance hall, the carpeted return staircase leads via a half landing with dome top window to the rear elevation and in turn leads to:

FIRST FLOOR LANDING

Access to loft space, ceiling light, smoke alarm, built in cupboard housing the Ideal gas fired central heating boiler, built in airing cupboard housing the insulated hot water cylinder, doors arranged off to:

BEDROOM 1

11' 5" x 12' 11" (3.48m x 3.95m) (max). UPVC window to the front elevation, coved cornice, ceiling light, radiator.

BEDROOM 2

11' 7" x 11' 6" (3.55m x 3.51m) Laminate flooring, UPVC window to the front elevation, fitted double wardrobes with overhead storage, coved cornice, ceiling light, fitted desk/work station.

BEDROOM 3

10' 6" x 9' 2" (3.21m x 2.80m) UPVC window to the rear elevation, radiator, coved cornice, ceiling light.

BATHROOM

8' 10" x 5' 10" (2.70m x 1.78m) (max). Panelled bath, wash had basin set within vanity unit with tiled surround, low level WC, half tiled walls, dado rail, radiator, coved cornice.

EXTERIOR

Gravelled front driveway with multiple parking, path to the front door, side gate leading to:

ESTABLISHED REAR GARDENS

Including lawned areas, patio and seating areas, large timber shed, smaller shed, patio, extensive area with vast potential including brick built BBQ, established plants, offering extensive options and potential for an incoming buyer.



DIRECTIONS

From Spalding, proceed in a northerly direction along the A16 Boston Road, continuing for 4 miles to Surfleet, taking the first turning at the roundabout onto the link road, second turning at the next roundabout to Gosberton along the A152. Turn left off the main road to the High Street, through the village and onto Quadring, turning right into St Margarets where the property is situated on the left hand side.

AMENITIES

Quadring has a primary school, public house, Indian restaurant and shop, nearby Donington and Gosberton have combined facilities including doctors surgery, primary and secondary schools, shops, social clubs etc. Spalding is 8 miles distant offering a wide range of facilities and Boston approx. 10 miles distant.

TENURE Freehold

SERVICES Mains Water, Gas, Electric and Drainage,
Gas Central Heating

COUNCIL TAX BAND A

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: 17067

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.

ADDRESS

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

