



5 Dovecotes, Quadring, PE11 4QJ

£315,000

- Four-bedroom detached family home.
- Tucked away at the end of a cul-de-sac.
- Spacious lounge and dining room.
- En-suite to the principal bedroom.
- Large block-paved driveway providing ample off-road parking.
- Beautifully landscaped and private rear garden.

Tucked away at the end of a cul-de-sac within Dovecotes, Quadring, this spacious four-bedroom detached family home offers well-presented accommodation throughout. The ground floor comprises a welcoming entrance hall, generous lounge, dining room, fitted kitchen, utility room and a convenient cloakroom/WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from a substantial block-paved driveway providing ample off-road parking, while the beautifully landscaped rear garden offers a private and attractive outdoor space, ideal for families and entertaining.

Entrance Porch

PVC double glazed window and door to front. Window to side. Vinyl flooring Glazed door opening to hallway.

Entrance Hall 14'7" x 6'11" (4.47m x 2.11m)



Coving to ceiling. Radiator. Stairs to first floor landing.



Kitchen 12'1" x 9'1" (3.70m x 2.78m)



PVC double glazed window to rear. Coving to ceiling. Vinyl flooring. Extractor fan. Built in under stairs storage cupboard. Built in pantry with fitted shelving. Matching range of base and eye level units with roll edge work surfaces over. Tiled splash backs. Free standing electric cooker. Stainless steel sink with a chrome mixer tap over. Space and plumbing for dishwasher. Radiator. Door to utility.



Utility Room 10'4" x 9'2" (3.16m x 2.81m)



PVC double glazed window to rear. Door to side. Coving to ceiling. Vinyl flooring. Radiator. Fitted base and eye level units with worktop space and tiled splash back. Stainless steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Door to WC.



Cloakroom



PVC double glazed window to side. Coving to ceiling. Vinyl flooring. Radiator. Fitted close coupled toilet. Wall mounted wash hand basin.

Lounge 14'7" x 12'0" (4.47m x 3.67m)



PVC double glazed bay window to front. Coving to ceiling. Radiator. Electric fireplace. Opening to dining room.



Dining Room 12'1" x 9'9" (3.70m x 2.99m)



Sliding patio doors to rear. Coving to ceiling. Radiator.



Conservatory 11'2" x 11'2" (3.42m x 3.41m)



Of brick and PVC double glazed construction. Polycarbonate roof. French doors opening to garden. Vinyl flooring.

First Floor Landing 12'0" x 6'11" (3.68m x 2.12m)



PVC double glazed window to side. Coving to ceiling. Radiator. Airing cupboard with slatted shelving housing the hot water cylinder.

Bedroom 1 14'4" x 13'2" (4.37m x 4.02m)



Two PVC double glazed windows to rear. Coving to ceiling. Radiator. Built in full height wardrobes with shelving and hanging rail. Door to en-suite.



En-suite 6'2" x 7'1" (1.88m x 2.16m)



PVC double glazed window to rear. Coving to ceiling. Vinyl flooring. Radiator. Wall mounted electrical heater. Fitted tiled shower enclosure with glass sliding door and electric shower. Close coupled toilet. Pedestal wash hand basin.

Bedroom 2



PVC double glazed window to front. Coving to ceiling. Radiator. Fitted wardrobes, dressing table and bed side tables.



Bedroom 3 16'6" x 9'3" (5.03m x 2.82m)



PVC double glazed window to front. Coving to ceiling. Radiator. Fitted wardrobes.



Bedroom 4 8'3" x 7'0" (2.54m x 2.14m)



PVC double glazed window to front. Coving to ceiling. Radiator. Fitted wardrobes.

Bathroom 6'1" x 8'0" (1.87m x 2.44m)



PVC double glazed window to rear. Coving to ceiling. Vinyl flooring. Chrome heated towel rail. Wall

mounted electric heater. Fitted panel bath with chrome mixer tap and shower attachment. Close coupled toilet. Wash hand basin set in vanity unit with chrome mixer tap.

Outside



The property is situated in the corner of a quiet cul de sac. The front of the property has a large block paved driveway providing off road parking leading to the single garage. Well established shrub borders. Side gated access to the rear garden. The rear garden is enclosed by timber fencing. Laid to lawn. Patio seating area. Well stocked borders. Metal storage shed. Outside light. Cold water tap available.



Garage 16'6" x 8'11" (5.05m x 2.73m)

Up and over door to front. Power and light connected. Electrical fuse board.

Property Postcode

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

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: D

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

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 Limited over Voice and Data. Vodafone is Limited 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 Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - 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: No

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

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D68

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

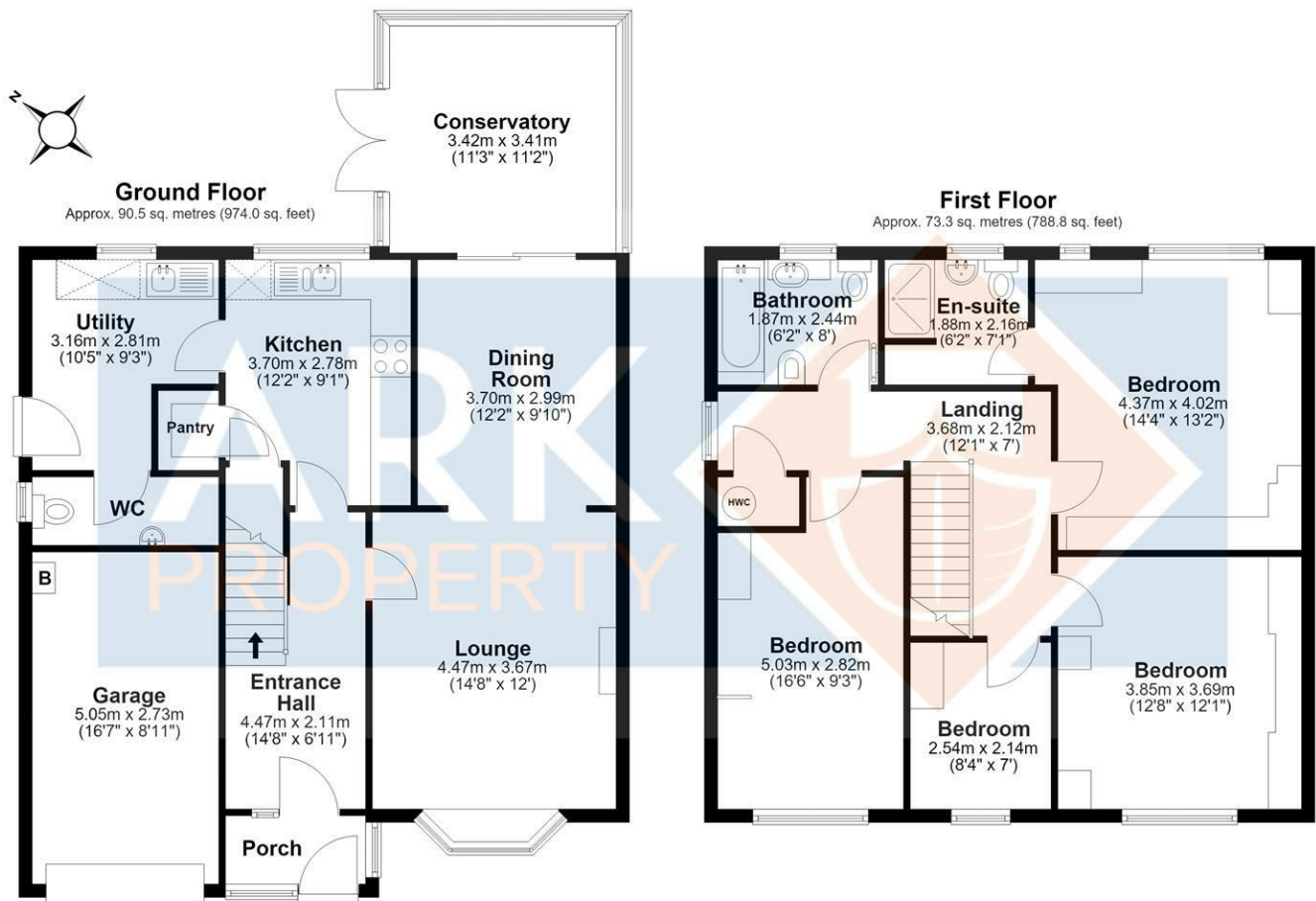
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



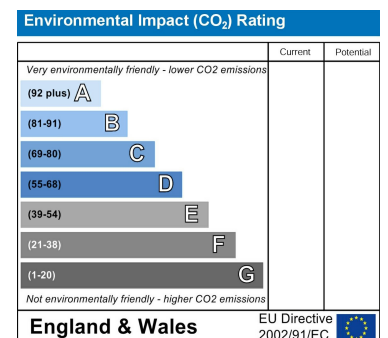
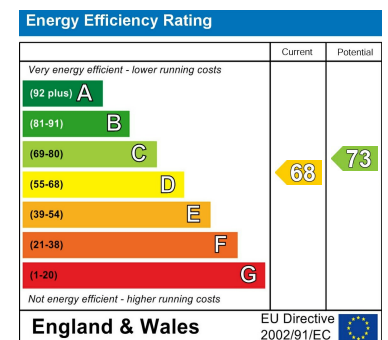
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

