

EST 1770



# Longstaff<sup>COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**120 Quadring Road, Donington, Lincolnshire, PE11 4SJ**

**Offers Over £575,000 Freehold**

- Extended Detached 4 Bedroom Property
- Site of Approximately 1.9 Acres (STS)
- Ample Off-Road Parking, Outbuildings
- Semi-Rural Location
- Equestrian Facilities, Stables/Paddock

Situated in a semi-rural location between Quadring and Donington, this substantial detached home has been extended and refurbished to a high standard throughout. Set within approximately 1.9 acres, the property offers spacious four-bedroom accommodation, a range of outbuildings providing excellent vehicular storage, and stables built to residential specifications with potential for annexe conversion (subject to permissions). Further benefits include a large vegetable garden and generous outdoor space, making this an ideal home for families, equestrian use or those seeking versatile countryside living.

SPALDING 01775 766766 BOURNE 01778 420406

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



## ACCOMMODATION

Open porch and through a composite UPVC double glazed door into:

### ENTRANCE HALLWAY

8' 4" x 9' 11" (2.56m x 3.03m) Skimmed and coved ceiling, centre light point, smoke alarm, power sockets with USB point, double radiator, ceramic tiled wood effect flooring, staircase rising to first floor.

### UNDERSTAIRS STORAGE CUPBOARD

2' 11" x 8' 9" (0.91m x 2.68m) Coved and textured ceiling, lighting.

From the Entrance Hallway a solid wooden door into:

### LOUNGE

13' 10" x 16' 10" (4.23m x 5.14m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, 2 centre light points, ceramic tiled wood effect flooring, 2 radiators, TV point, feature brick fireplace with stone mantle with fitted multi fuel burner, solid wooden glazed doors leading into Open Plan Kitchen/Dining/Living area.



From the Entrance Hallway into:

## RECEPTION ROOM 2

10' 11" x 10' 10" (3.35m x 3.32m) UPVC double glazed window to the front and side elevations, radiator, tiled ceramic flooring. Solid wooden door into:

## STUDY AREA

5' 9" x 11' 1" (1.76m x 3.38m) Skimmed and coved ceiling, centre light point, double radiator, tiled ceramic flooring, door into Utility Room and opening into:

## REAR LOBBY

5' 1" x 5' 8" (1.56m x 1.75m) UPVC double glazed window to the side elevation, obscured UPVC double glazed door to the rear elevation, skimmed ceiling, inset LED lighting, tiled ceramic flooring, radiator, door into:

## CLOAKROOM

2' 11" x 5' 8" (0.89m x 1.74m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, extractor fan, tiled ceramic flooring, radiator, fitted with a two piece suite comprising low level WC and wash hand basin with mixer tap fitted into vanity unit.

From the Study Area door into:

## UTILITY ROOM

8' 0" x 17' 2" (2.44m x 5.24m) Composite double glazed door to the rear elevation, skimmed and coved ceiling, inset LED lighting, ceramic tiled flooring, radiator, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset stainless steel one and a quarter bowl sink with mixer tap, floor standing Grant oil fired boiler, plumbing and space for washing machine, storage cupboard housing hot water cylinder, central heating controls, door into:

## OPEN PLAN KITCHEN LIVING AREA

14' 6" x 21' 0" (4.43m x 6.42m) 2 UPVC double glazed windows to the side elevation, UPVC double glazed French doors to the other side elevation, ceramic tiled floor heating with under floor heating, skimmed ceiling, inset LED lighting, 3 pendant light fittings over central island, TV point, fitted with a wide range of base and eye level units with solid oak worktops, oak splashbacks, integrated dishwasher, integrated fridge freezer, inset Belfast sink with mixer tap, feature brick wall with oak beam, fitted Leisure Range master electric cooker, built-in extractor hood over, central island with solid oak worktops, fitted cupboards to both side elevations, square arch into:

## SNUG

13' 5" x 13' 8" (4.09m x 4.17m) Ceramic tiled flooring with under floor heating, UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the side elevation, 2 double glazed Velux windows, vaulted roof, inset LED lighting.

From the Entrance Hallway the staircase rises to:

## FIRST FLOOR GALLERIED LANDING

7' 1" x 15' 7" (2.16m x 4.75m) Double glazed Velux window to the rear elevation, skimmed ceiling, centre light point, storage cupboard off, door into:

## MASTER BEDROOM

14' 9" x 21' 3" (4.51m x 6.50m) 2 UPVC double glazed windows to the side elevation, UPVC double glazed window to the rear elevation with field views, vaulted ceiling with loft access, inset LED spotlights, 2 radiators, door into:



## EN-SUITE

6' 5" x 6' 10" (1.98m x 2.10m) Fitted double glazed Velux window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, tiled ceramic flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage drawers below and cupboard to the side, fully tiled shower enclosure with fitted thermostatic shower with rainfall shower head and further shower attachment tap.

From the Galleried Landing door into:

## BEDROOM 2

11' 0" x 16' 9" (3.36m x 5.11m) UPVC double glazed window to the front elevation, double glazed Velux window to the rear elevation, skimmed ceiling, centre light point, radiator, storage cupboard off with hanging rail.

From the Galleried Landing door into:

## BEDROOM 3

9' 5" x 9' 10" (2.88m x 3.02m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, access to loft space, radiator.

## BEDROOM 4

9' 4" x 9' 2" (2.87m x 2.80m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

## FAMILY BATHROOM

6' 9" x 8' 5" (2.08m x 2.59m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, tiled flooring, radiator, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap, fitted into vanity unit with storage drawers below, bath and fully tiled shower enclosure with fitted power shower over.

## EXTERIOR

The front garden is mainly laid to lawn with a wide range of mature shrub and tree borders, external lighting. To the side elevation there is a five bar gate leading on to an extensive gravelled area providing multiple off-road parking for vehicles with further lawned area with shrub and tree borders. Oil storage tank.

## OPEN CAR PORT/GARAGING

11' 9" x 17' 7" (3.60m x 5.37m) Wooden construction with power and lighting.

## REAR GARDEN

Fenced boundaries, extensive flagstone patio and laid to lawn. Pergola, external lighting, power sockets, wooden summerhouse with power and lighting, verandah and patio area.

## DOUBLE CAR PORT

19' 7" x 19' 2" (5.97m x 5.86m) Of brick construction, UPVC double glazed window to the rear elevation, eaves space for storage, power and lighting.



## BRICK BUILT STORAGE SHED

13' 2" x 14' 10" (4.02m x 4.54m) Vaulted roof, strip lighting, power points.

## FURTHER OPEN CAR PORT

10' 7" x 15' 3" (3.24m x 4.66m) Of brick construction with power and strip lighting, eaves space for storage.

A five bar farm style gate leading into further gravelled area, vegetable patch, fruit trees etc electric sockets.

## OPEN BAY GARAGE

19' 6" x 18' 11" (5.95m x 5.77m) Electric garage door, storage into eaves, strip light, power points, door into

## TOOL STORAGE

15' 1" x 14' 11" (4.60m x 4.56m) Power and strip light, storage into eaves, work bench.

Via the Open Bay Garage leading into:

## ANNEXE POTENTIAL

16' 4" x 38' 3" (5.0m x 11.68m) UPVC double glazed window to the side and rear elevations, wooden door to the side elevation, 2 stable doors to the front elevation, storage into eaves.

To the rear there is a chicken coup and run and log store.

## WOODEN BUILT GARAGE

14' 0" x 15' 5" (4.29m x 4.70m) Up and over door. Idea for haybarn or for further storage.

## PADDOCK WITH ORCHARD

## DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road continue for 4 miles to Surfleet, turn left at the roundabout, at the next roundabout take the second exit and proceed to Gosberton. Turn left proceed through the village on to Quadring, continue straight through and the property is situated on the right-hand side.

## AMENITIES

Donington village centre is less than a mile from the property and has a range of facilities including primary and secondary schools, public house/restaurant, shops, take aways etc. Doctors' surgeries are available at nearby Gosberton and Swineshead. The market town of Spalding is 9 miles distant and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Grantham is 21 miles from the property and has a fast train link with London's Kings Cross minimum journey time 70 minutes.

## SERVICES

Mains water and electricity. Oil central heating. Private drainage.















We have every attempt to ensure the accuracy of the floorplans contained herein. Measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and equipment shown have not been tested and no guarantee is given for their operation or efficiency. See also plans made with Matterport (2020)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX BAND C**

#### LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

R. Longstaff & Co LLP, their dlients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dlient(s) or otherwise. Any areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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.

**Ref: S12020 (May 2026)**

#### ADDRESS

R. Longstaff & Co LLP.

5 New Road

Spalding

Lincolnshire

PE11 1BS

#### CONTACT

T: 01775 766766

E: [spalding@longstaff.co.uk](mailto:spalding@longstaff.co.uk)

[www.longstaff.co.uk](http://www.longstaff.co.uk)