

BRADLEY JAMES

ESTATE AGENTS



9 Boyfields, Quadring, Spalding, PE11 4QQ

Asking price £375,000

- STUNNING DETACHED FAMILY HOME
- OPEN PLAN KITCHEN, DINER FAMILY ROOM WITH BI FOLD DOORS
- BEDROOM ONE WITH DRESSING AREA AND EN-SUITE
- LOUNGE WITH MULTI FUEL BURNER
- DOUBLE GARAGE WITH ELECTRIC GARAGE DOORS
- HI SPEC KITCHEN
- NEWLY FITTED HI SPEC BATHROOM WITH FREESTANDING BATH
- FOUR GENEROUSLY SIZED BEDROOMS
- COMMANDING CORNER PLOT
- FURTHER OFF ROAD PARKING AND SPACE FOR CARAVAN BEHIND FRONT GATES

9 Boyfields, Spalding PE11 4QQ

Bradley James welcomes you to Boyfields, Quadring. This stunning detached family home is a true gem that must be seen to be appreciated. Finished to the highest standards, the property welcomes you with a spacious and modern entrance hall that sets the tone for the rest of the home. The inviting lounge features a delightful box bay window and a multi-fuel burner, creating a warm and cosy atmosphere, perfect for family gatherings or quiet evenings in.

The heart of the home is undoubtedly the impressive open-plan kitchen diner, which seamlessly flows into a family room at the rear. This area is bathed in natural light thanks to bi-fold doors that open onto the expansive rear garden. The kitchen boasts modern units, a breakfast bar, and a well-equipped space with a double oven, integrated dishwasher, and fridge and freezer, making it a dream for any culinary enthusiast. Completing the ground floor are a generously sized utility room and cloakroom, both designed with practicality in mind.

As you ascend the staircase, you will find a newly fitted bathroom that is sure to impress, featuring a luxurious four-piece suite with a free-standing bath. The master bedroom benefits from a dressing area and an en-suite, while the additional three bedrooms are all of a generous size, providing ample space for family or guests.

Set on a commanding corner plot, this property offers plenty of outdoor space, including a rear and side garden, perfect for entertaining or enjoying the outdoors. There is convenient parking available outside the double garage, as well as additional off-road parking that accommodates a caravan or motorhome.

The location is ideal, with a local shop and a curry house within walking distance, and a short five-minute drive will take you to Donington or Gosberton, where you will find a variety of shops, pubs, doctors, dentists, primary schools and a secondary school in Donington.

THIS IS A MUST VIEW PROPERTY.



Council Tax Band: E



Entrance Hall

18'7 x 6'4

UPVC obscured double glazed front door into the entrance hall with stairs leading up to the first floor accommodation, radiator and power points.

Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail, half height tiled walls, tiled floor, power point and extractor fan.

Lounge

20'0 x 13'2 max

UPVC double glazed box bay window to the front, multi fuel burner, radiator, power points, TV point and wall lights.

Kitchen Diner/Family Room

29'6 x 13'4

Two UPVC double glazed windows to the rear, bi-fold doors onto the rear garden, handleless base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated double electric oven and grill, induction hob with extractor over, integrated dishwasher, integrated wine rack, breakfast bar, radiator, power points, TV point and skimmed ceiling with inset spotlights.

Utility Room

9'8 x 8'7

Double aspect with UPVC double glazed window to the side and double glazed door to the rear, base and eye level units with worksurface over, sink and drainer with mixer tap over, space and plumbing for washing machine, space and point for tumble dryer, half height tiled walls, tiled floor and a door leading through to the double garage.

Landing

UPVC double glazed window to the side, radiator, loft hatch, airing cupboard and power point.

Bathroom

Newly fitted four piece bathroom suite with UPVC obscured double glazed window to the side, freestanding bath with corner mounted mixer taps over, a mixer tap handheld shower, separate shower cubicle which has a built-in mixer shower with a fixed rain style showerhead, separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over, WC with push button flush with inset storage cupboards beneath and worksurface over, wall mounted heated towel rail and skimmed ceiling.

Bedroom 1

15'3 x 13'3

UPVC double glazed window to the front, radiator, power points and skimmed and coved ceiling.

Bedroom 1 Dressing Area

10'2 x 6'8 max

Power point, skimmed and coved ceiling, built-in wardrobe, door to ensuite and a block archway through to the bedroom.

Bedroom 1 Ensuite

UPVC obscured double glazed window to the front, separate shower cubicle which has a built-in mixer shower over with a fixed rain style showerhead, separate showerhead, WC, pedestal wash hand basin with taps over, radiator, extractor fan and double shaver point.

Bedroom 2

13'4 x 10'8

UPVC double glazed window to the rear, radiator and power points.

Bedroom 3

12'1 x 8'8

UPVC double glazed window to the front, radiator and power points.

Bedroom 4

10'7 x 10'0

UPVC double glazed window to rear, radiator and power points.

Outside

The property sits on a generous corner plot with block paved off-road parking leading to a double garage with remote control garage doors. There's a laid to lawn area in the middle and then a further block paved driveway to the front which leads through to the rear garden, this can be used for further vehicles or a caravan or motorhome, which would go behind secure gates. The rest of the front garden is laid to lawn and it goes round to the side and that is laid to lawn. with side gated access both sides of the property which leads to the rear garden which is enclosed by panel fencing and has a generous side and rear garden which is predominantly laid to lawn, there's a shed and seating area.

Double Garage

18'7 x 17'1

Remote controlled electric garage doors to both sides, power points, loft hatch, fuse box, oil floor mounted boiler and a door leading through to the utility room.







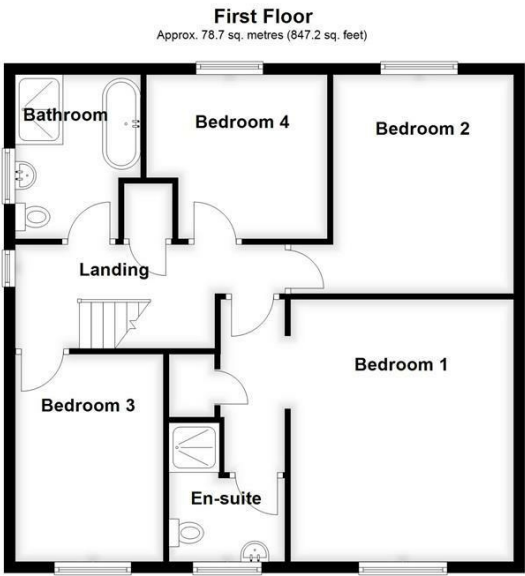
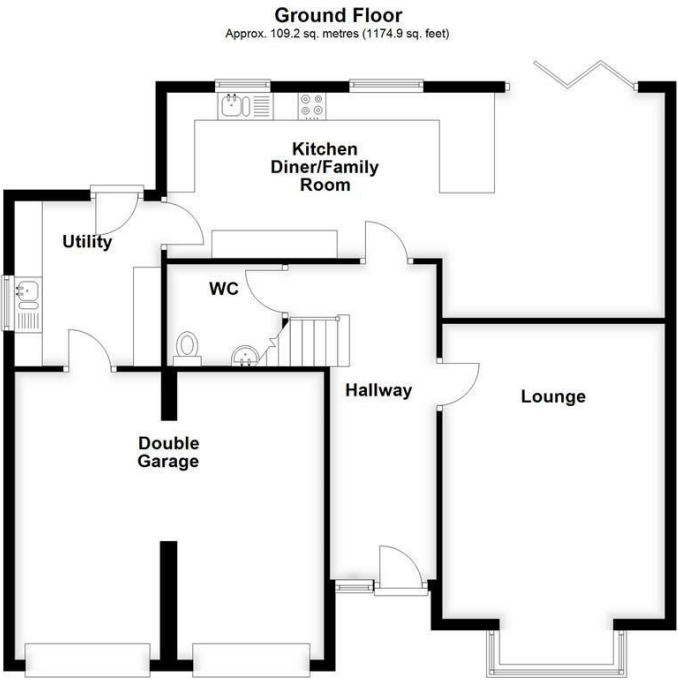
Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 187.9 sq. metres (2022.1 sq. feet)