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## 21 Quadring Road, Gosberton PE11 4NB

**£339,995 Freehold**

- 3 Bedrooms
- Beautifully Presented Gardens
- No Chain
- UPVC Double Glazed Throughout
- Ample Off-Road Parking

Individual, superbly presented residence situated in the popular village of Gosberton. Well appointed accommodation comprising entrance porch/sun room, entrance hallway, lounge, dining room, wet room, kitchen diner, cloakroom, utility room and conservatory to the ground floor; 3 bedrooms, cloakroom and bathroom to the first floor. Gated off-road parking for several vehicles, garage, beautifully presented gardens.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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





#### ACCOMMODATION

UPVC double glazed French doors leading into:

#### SUN ROOM

8' 6" x 9' 0" (2.61m x 2.76m) Full length UPVC double glazed windows to the front elevation, skimmed ceiling, centre light point, radiator, power points, quarry tiled flooring. 2 UPVC Double glazed arched windows and solid oak wooden obscure glazed door leading into:

#### ENTRANCE HALLWAY

9' 5" x 14' 8" (2.88m x 4.48m) Skimmed and coved ceiling, centre light point, smoke alarm, alarm controls, BT point, radiator, oak parquet flooring, oak staircase rising to first floor, door to:

#### LOUNGE

16' 0" x 23' 7" (4.9m x 7.19m) 2 UPVC double glazed windows





to the side elevation, 2 UPVC double glazed windows to the front elevation, full length UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, 2 double radiators, TV point, feature fireplace with wooden surround with slabbed hearth and fitted multi fuel burner, oak, parquet flooring.

From the Entrance Hallway a door leads into:

**DINING ROOM/RECEPTION ROOM**

12' 6" x 14' 5" (3.82m x 4.41m) UPVC double glazed French doors to the rear elevation with matching full length glazed panels to both sides leading into Conservatory, coved ceiling, centre light point, oak parquet flooring, TV point, radiator, feature fireplace with wooden surround, tiled insert and hearth with fitted electric log effect fire.

**WET ROOM**

8' 9" x 7' 11" (2.69m x 2.43m) Obscure UPVC double glazed window to the side elevation, obscure UPVC double glazed door to the front elevation, coved ceiling, inset downlighters, tiled flooring, extractor fan, fully tiled walls, double radiator, medicine cabinet, fitted with a three piece suite comprising low level WC, wash hand basin with taps, shower cubicle with fitted Mira Advantage shower.

From the Dining Room into:

**CONSERVATORY**

9' 10" x 13' 8" (3.02m x 4.18m) Edwardian style Conservatory with dwarf brick wall and UPVC double glazed windows to the side, front and rear elevations, UPVC double glazed French doors to the rear elevation, tinted glass roof, central fan, tiled flooring, radiator, power points.

From the Entrance Hallway a door leads into:

**KITCHEN DINER**

13' 0" x 21' 9" (3.97m x 6.64m) UPVC double glazed window to the side and rear elevations, UPVC double glazed French doors to the rear elevation with matching full length glazed panels to the sides, skimmed ceiling, inset LED lighting, central light point, smoke alarm, 2 radiators, tiled flooring, central heating controls, built-in dresser with drawer units, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset one and a quarter bowl stainless steel sink with mixer tap, integrated fridge freezer, plumbing and space for washing machine and dishwasher, freestanding Range style multi fuel cooker with 5 ring gas hob, Rangemaster electric double oven, stainless steel splashbacks, canopy extractor hood over, built-in breakfast bar with storage cupboards below, stools.

**WALK-IN PANTRY**

2' 6" x 4' 3" (0.78m x 1.31m) Shelving, lighting, alarm controls.

From the Kitchen Diner an obscure UPVC double glazed door leading into:

**INNER HALLWAY**

8' 9" x 19' 6" (2.68m x 5.95m) Skimmed ceiling, 2 centre light points, vinyl floor covering, radiator, power points, base unit, fitted circular stainless steel sink with tap. Storage Cupboard off with shelving. Door to:

**CLOAKROOM**

2' 11" x 5' 4" (0.90m x 1.64m) Obscure UPVC double glazed window to the rear



elevation, skimmed ceiling, centre light point, vinyl floor covering, part tiled walls, radiator, medicine cabinet, fitted with a low level WC.

**UTILITY ROOM**

6' 3" x 6' 11" (1.93m x 2.13m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, fitted with a range of base and eye level units with work surfaces over, plumbing and space for washing machine, space for tumble dryer, radiator.

From the Entrance Hallway the staircase rises to:

**FIRST FLOOR LANDING**

Obscure UPVC double glazed window to the side elevation, radiator, door into:

**MASTER BEDROOM**

12' 5" x 14' 8" (3.79m x 4.49m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lights, centre light point, 2 wall lights, telephone point, radiator, TV point, fitted wardrobes with hanging rail and shelving.

**BEDROOM 2**

12' 11" x 12' 5" (3.95m x 3.79m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, TV point, fitted sliding 3 door wardrobe with hanging rail and shelving.

**BEDROOM 3**

9' 2" x 9' 5" (2.81m x 2.89m) UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, radiator, TV point.

**CLOAKROOM**

2' 8" x 6' 1" (0.82m x 1.86m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, part tiled walls, radiator, fitted with a two piece suite comprising low level WC and pedestal wash hand basin.

**FAMILY BATHROOM**

6' 11" x 9' 0" (2.13m x 2.76m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, centre spotlight fitment, access to loft space, extractor fan, radiator, stainless steel heated towel rail, shaver point, fitted with a two piece suite comprising wash hand basin fitted into vanity unit with storage below, bath with shower screen and fitted Triton power shower over. Storage cupboard off housing hot water cylinder, gas boiler, slatted shelving.

**EXTERIOR**

Fenced boundary to the front with wrought iron double gated access on to the sweeping block paved driveway with turning bay. The front garden has shrubs, mature trees, climbing plants, bark chipped area, hedged boundary to one side and fenced boundary to the other side. Extensive lighting to the front.







To the side there is a gravelled area, patio, pergola, Colemans Spa Hot Tub with steps. Gated access into the rear.

To the other side of the property there is a covered car port, external lighting and further gated access into the rear garden.

#### **GARAGE**

9' 8" x 16' 1" (2.96m x 4.91m) Obscure UPVC double glazed window to the side elevation, up and over door, skimmed ceiling, centre light point, power points, electric consumer unit, electric meter, alarm sensor, controls for the solar panels.

#### **REAR GARDEN**

Block paved patio area, further flagstone patio area, extensive lighting, wooden garden shed, pergola, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders. Cold water tap, external sockets. Further garden shed, glasshouse, water butt, vegetable garden (fenced off).

Further garden area with seating area.

#### **SERVICES**

12 Solar panels. Tariffs to be confirmed. Mains water and electricity. Private drainage.

#### **DIRECTIONS**

Leave Spalding travelling in a northerly direction through the villages of Pinchbeck and Surfleet. Upon reaching Gosberton turn left onto the High Street, follow the road through the village entering Quadring Road and the subject property can be found on the right hand side.

#### **AMENITIES**

Gosberton is a thriving village which is well served with a variety of amenities including primary school, doctors surgery, public house/restaurant, Co-Op supermarket, butchers shop, hairdressers etc. The Georgian market town of Spalding is 6 miles to the south offering a range of amenities and the cathedral city of Peterborough is 25 miles to the south having easy access to the A1 for all routes north and south and a fast train link with London's Kings Cross minimum journey time 46 minutes.











# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82   B    |
| 69-80 | C             | 79   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**TENURE** Freehold

**SERVICES** Mains water, electricity and gas.  
Private drainage.

**COUNCIL TAX**

Band D

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

**APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

**Ref: S11006**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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