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**29 Watergate, Quadring PE11 4PY**

**Guide Price £235,000 Freehold**

- Village Location
- Semi-Detached Cottage
- Multiple Off Road Parking
- 3 Double Bedrooms
- Viewing Highly Recommended

Superbly presented semi-detached cottage situated in a village location. Accommodation comprising entrance hallway, cloakroom, kitchen, recently refitted four piece bathroom and 2 reception rooms to the ground floor; 3 double bedrooms to the first floor. Off-road parking, mature gardens to the rear and multiple off-road parking. Gas central heating.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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#### **ACCOMMODATION**

Obscure UPVC double glazed door leading into:

#### **ENTRANCE HALLWAY**

3' 1" x 8' 10" (0.95m x 2.70m) Centre light point, smoke alarm, double radiator, tiled flooring, staircase rising to first floor, coat rail, central heating thermostat.

#### **CLOAKROOM**

3' 0" x 6' 3" (0.92m x 1.91m) Skimmed ceiling, centre light point, part tiled walls, tiled flooring, electric consumer unit, fitted with a two piece suite comprising low level WC and wash hand basin with mixer tap fitted into vanity unit with mirror over.

From the Entrance Hallway a square arch leads into:



#### **KITCHEN**

9' 10" x 11' 8" (3.01m x 3.57m) UPVC double glazed window to the rear elevation, obscure UPVC double glazed door to the rear elevation, skimmed and coved ceiling, inset LED lighting, tiled flooring, double radiator, fitted with a wide range of base and eye level units, solid wood block work surfaces over, tiled splashbacks, inset enamel bowl sink with mixer tap, plumbing and space for washing machine or dishwasher, space for slot-in electric cooker, built-in integrated fridge freezer, under stairs storage cupboard with shelving, solid oak door to:



#### **FAMILY BATHROOM**

7' 7" x 9' 10" (2.32m x 3.01m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, access to loft space, fully tiled walls, tiled floor, stainless steel heated towel rail, recently fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, roll top bath with claw feet with central mixer tap and further shower attachment tap, fully tiled shower cubicle with glass sliding doors with fitted thermostatic shower over, storage cupboard off housing Worcester boiler, medicine cabinet.



From the Entrance Hall a solid oak door leads into:

#### **DINING ROOM**

12' 2" x 11' 3" (3.71m x 3.43m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, solid oak flooring.

From the Entrance Hallway the staircase rises to:

#### **LOUNGE**

12' 10" x 11' 10" (3.93m x 3.63m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, coved ceiling, centre light point, double radiator, solid oak flooring, TV point, feature wooden fireplace with marble insert and hearth with open fire and grate.

From the Entrance Hall the staircase rises to:

#### **FIRST FLOOR LANDING**

5' 1" x 13' 10" (1.57m x 4.22m) Textured ceiling, centre light point, UPVC double glazed window to the rear elevation, access to loft space.

#### **MASTER BEDROOM**

11' 10" x 15' 0" (3.62m x 4.58m) UPVC double glazed window to the side elevation, centre light point, picture rail, double radiator, polished floor boards, feature fireplace with open grate, TV point.

#### **BEDROOM 2**

9' 3" x 14' 11" (2.83m x 4.57m) UPVC double glazed window to the front elevation, textured ceiling, centre spotlight fitment, double radiator.





### **BEDROOM 3**

8' 8" x 9' 11" (2.66m x 3.04m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, access to loft space, double radiator, fitted storage into recess.

### **EXTERIOR**

Small lawned fore-garden with paved pathway leading to the front door.

### **REAR GARDEN**

Gravelled area with shrub borders and raised decking with built-in barbeque. The garden is mainly laid to lawn with a wide range of mature shrub and tree borders. Wooden garden shed. Further lawned area. Fenced boundaries to the side and rear elevations. Cold water tap, external lighting.

Five bar gate and gravelled driveway providing rear access and off-road parking. Further garden shed, patio area.

### **BRICK OUTBUILDING**

With WC.

### **UTILITY ROOM**

5' 10" x 6' 7" (1.78m x 2.02m) Power and lighting, solid wood block worktop, plumbing and space for washing machine, space for tumble dryer, tiled flooring.

### **DIRECTIONS**

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 4 miles to the roundabout at Surfleet. Take the first exit continue to the next roundabout, taking the second exit and proceed to the village of Gosberton. Turn left off the main road, proceed along the High Street, through the centre of the village, and then continue for a further mile into Quadring. At the crossroads turn right into Watergate and the property is situated on the right hand side.

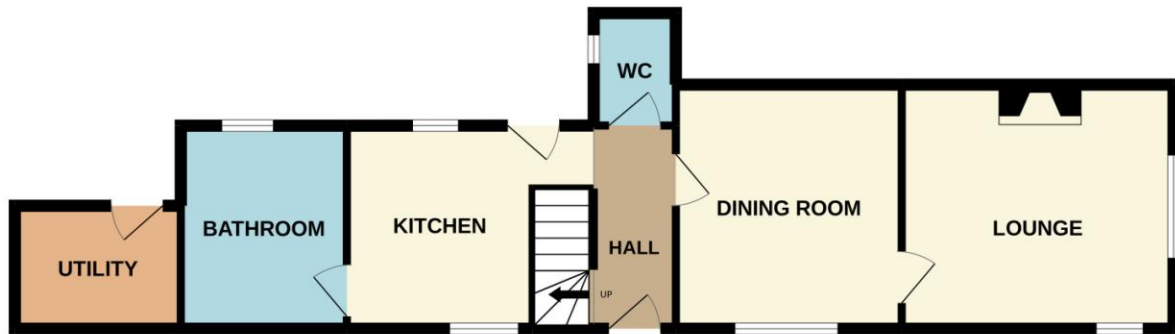
### **AMENITIES**

Quadring has a post office/general stores, Church, primary school, public house and Indian Restaurant. The neighbouring well served village of Gosberton (1.5 miles) offers modern doctors surgery, variety of shops, primary school etc. and the Georgian market town of Spalding is approximately 7.5 miles from the property offering a full range of shopping, banking, leisure, commercial and educational facilities.

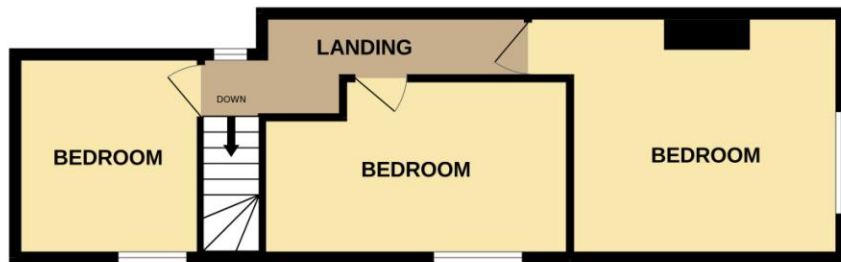




GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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		
69-80	C		80   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** Band B

**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: S22386**

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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