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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



53 Main Road, Quadring PE11 4NL

GUIDE PRICE - £205,000 Freehold

- Detached 2 Bedroom Bungalow
- Good Sized Plot
- Village Location
- No Chain
- 2 Double Bedrooms

2 bedroom detached bungalow situated in a village location. Set on good sized plot with driveway and garage to the rear, vegetable patch, good sized front and rear gardens. Entrance hallway, lounge diner, kitchen, shower room, 2 double bedrooms, conservatory and lobby. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with wooden obscured glazed door with matching obscured glazed panel to the side leading into:

ENTRANCE HALLWAY

5' 2" x 13' 1" (1.60m x 3.99m) Centre light point, access to loft space, radiator, storage cupboard off housing hot water cylinder with slatted shelving, solid wooden door into:

L SHAPED LOUNGE DINER

11' 5" x 17' 0" (3.49m x 5.19m) widening to 18' 4" (5.59m). Georgian style double glazed bay window to the front elevation, Georgian style UPVC double glazed window to the side elevation, UPVC double glazed French doors to the side elevation leading into Conservatory, double and single radiator used on a back boiler system, coved and textured ceiling, 2 double wall lights, 2 single wall lights, centre light point, TV point, telephone point. Wooden obscure double doors leading into

KITCHEN

7' 4" x 11' 6" (2.25m x 3.53m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre strip light, electrical storage



heater, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, slot-in electric cooker, fridge freezer space.

WALK-IN PANTRY

2' 11" x 5' 2" (0.89m x 1.59m) Electric consumer unit, shelving, wooden sliding door.

From the Kitchen an obscured part glazed door leads into:

LOBBY

4' 3" x 17' 11" (1.31m x 5.48m) Skimmed ceiling, centre light point, sliding door leading into Garage, leading into:

SUN ROOM/CONSERVATORY

22' 4" x 8' 7" (6.83m x 2.63m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, square arch leading into Conservatory area which is of Edwardian style with dwarf brick wall, UPVC double glazed windows to the front and side elevations, polycarbonate roof, fan light, tiled flooring, radiator.

From the Entrance Hallway door leads into:

SHOWER ROOM

6' 2" x 7' 10" (1.89m x 2.41m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, wall mounted radiator, part tiled walls, contiboard to the shower area, medicine cabinet, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, walk-in shower enclosure with shower screen and fitted thermostatic shower over.

BEDROOM 2

10' 8" x 11' 6" (3.26m x 3.52m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre light point, electric storage heater.

BEDROOM 1

10' 7" x 11' 6" (3.24m x 3.53m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, electric storage heater, bedroom furniture comprising double wardrobe, 3 single wardrobes, built-in dressing table, over bed storage units and 2 bedside cabinets.

EXTERIOR

The front garden has extensive lawned area with garden pond and mature shrub and tree borders, paved pathways leading to gated access to both sides of the property.

REAR OF THE PROPERTY

There is vehicular access to the rear via Sarahgate Lane on to a gravelled driveway providing multiple off-road parking. Glasshouse, garden shed, wooden summer house and vegetable patch. There is also a generous sized lawned area with a wide range of mature shrubs and trees and raised borders.

GARAGE

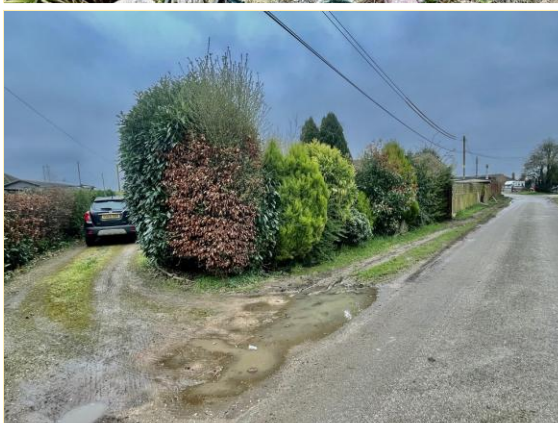
11' 0" x 18' 10" (3.36m x 5.76m) Up and over door, glazed window to the side elevation, power and lighting. Further wooden storage area attached to Garage.

SERVICES

Mains water, electricity and drainage. Part electric storage heating and part solid fuel central heating.

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 and on to Quadring. The property is situated on the right hand side but the driveway is accessed via Sarahgate (turning on the right off Main Road).



FLOOR PLAN
1158 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 for 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.
Made with MyPlan 12/24

TENURE

Freehold

SERVICES

See Note

COUNCIL TAX BAND

Band B

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		