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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Beck Bank, Quadring Fen PE11 4RA

£179,995 Freehold

- Extended Property
- Ample Off-Road Parking
- No Chain
- 3 Bedrooms
- Viewing Recommended

Deceptively spacious, recently extended, 3 bedroom semi-detached house in a village location. Accommodation comprising entrance hallway, lounge, kitchen diner, family room, snug/study and bathroom to the ground floor; 3 bedrooms to the first floor. Extensive off-road parking, mature gardens. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Composite obscured glazed door to the side elevation leading into:

ENTRANCE HALLWAY

5' 1" x 10' 6" (1.57m x 3.21m) Textured ceiling, centre light point, access to loft space, smoke alarm, radiator, staircase rising to first floor, door to:

FAMILY BATHROOM

7' 5" x 5' 11" (2.28m x 1.82m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, part tiled walls, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with shower curtain and rail with fitted Triton power shower over.

From the Entrance Hallway leading into:



LOUNGE

22' 4" x 12' 1" (6.83m x 3.69m) UPVC double glazed window to the front elevation, coved and textured ceiling, 2 centre light points, radiator, fitted open Parkray fire set on tiled hearth, TV point, understairs storage cupboard housing electric consumer unit (recently fitted), square arch into:

SNUG/STUDY

8' 11" x 8' 9" (2.74m x 2.69m) UPVC double glazed window to the side and front elevations, skimmed ceiling, centre light point.

From the Lounge a door leads into:



KITCHEN DINER

8' 8" x 17' 10" (2.66m x 5.45m) Coved and textured ceiling, centre strip light, smoke alarm, access to loft space, double radiator, tiled flooring, fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with taps, space and plumbing for washing machine, space for fridge freezer, square arch into:

FAMILY ROOM

12' 2" x 16' 11" (3.72m x 5.18m) UPVC double glazed window to the rear elevation, UPVC double glazed sliding French doors to the side elevation, skimmed ceiling, centre light point.

From the Entrance Hallway staircase rises to:



FIRST FLOOR LANDING

Textured ceiling, centre light point, smoke alarm, door into:

LOBBY

6' 0" x 9' 5" (1.84m x 2.89m) Textured ceiling, centre light point, storage alcove with shelving, square arch into:

MASTER BEDROOM

12' 5" x 18' 1" (3.79m x 5.53m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, walk-in wardrobe (0.96m x 2.35m).

BEDROOM 2

9' 5" x 12' 0" (2.88m x 3.66m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator.

BEDROOM 3

8' 7" x 12' 5" (2.64m x 3.81m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, access to loft space, double radiator, storage cupboard off housing hot water cylinder with slatted shelving.

SERVICES

Solid fuel central heating with back boiler system, mains electricity and water. Shared treatment plant for drainage.

DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road, continue through Pinchbeck and Surfleet and on to Gosberton. Turn left off the main road into Gosberton High Street, proceed through the village and on to Quadring turning left at the crossroads into Town Drive. Proceed without deviation over the level crossing, then straight on at the crossroads into North Drive. Continue for a mile or so veering left at the sharp 90 degree bend, into Quadring Fen and the property is situated on the left hand side.





TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND A

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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Ref: S11566

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.

ADDRESS

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		