

EST 1770



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## ‘Windy Croft’, Rushy Drove, Quadring Eaudyke PE11 4SF

### GUIDE PRICE - £235,000 Freehold

- Semi-Rural Location with Approx 0.308 of an Acre Plot (STS)
- Full UPVC Double Glazed Windows and Doors
- Oil Central Heating
- Generous Gardens
- Garage and Outbuildings

Rare opportunity to acquire a semi-detached house situated in a semi-rural location with open views to the front and rear. Good sized plot of approximately 0.308 Acre with generous sized rear garden, ample gated parking, garage and outbuildings. Versatile accommodation with 2 bedrooms and bathroom to the first floor; 3 reception rooms, kitchen and shower room to the ground floor.

SPALDING 01775 766766    GRANTHAM 01476 565371    BOURNE 01778 420406

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**ACCOMMODATION**

Obscure leaded UPVC double glazed door leading into:

**ENTRANCE LOBBY**

3' 7" x 3' 9" (1.1m x 1.16m) Coved and textured ceiling, electric consumer unit, smoke alarm, staircase rising to first floor, door to:

**OFFICE**

10' 2" x 10' 1" (3.10m x 3.08m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, telephone point.

From the Entrance Lobby a door leads into:

**LOUNGE**

11' 0" x 16' 2" (3.37m x 4.95m) UPVC double glazed window to the front and rear elevations, coved and textured ceiling, centre light point, radiator, TV point, telephone point, door to:

**RECEPTION ROOM 2**

13' 5" x 15' 10" (4.10m x 4.84m) UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevation, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, inset downlighters, dimmer switch, double radiator, TV point.

From the Lounge an opening into:





#### **KITCHEN/BREAKFAST ROOM**

5' 7" x 15' 10" (1.71m x 4.83m) UPVC double glazed window to the rear elevation, textured ceiling, strip light, tiled flooring, part tiled walls, radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, integrated electric 4 ring hob, stainless steel electric fan assisted oven, extractor hood over, arch into:

#### **REAR HALLWAY**

5' 7" x 7' 3" (1.71m x 2.23m) UPVC double glazed window to the side elevation, obscure UPVC double glazed door to the side elevation, textured ceiling, centre light point, radiator, tiled flooring.

#### **STORAGE CUPBOARD OFF**

4' 1" x 6' 11" (1.26m x 2.12m) Space for fridge freezer, ceiling light, central heating timers, tiled flooring.

From the Rear Lobby a door leads into:



#### **BATHROOM**

6' 10" x 8' 11" (2.1m x 2.74m) Obscure UPVC double glazed window to the side elevation, coved and textured ceiling, inset downlighters, access to loft space, double radiator, fully tiled walls, tiled floor, worktop with plumbing and space for washing machine, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, fully tiled shower cubicle with fitted Showerforce thermostatic shower over.

From the Entrance Lobby the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

Coved and textured ceiling, inset downlighters, access to loft space, radiator, UPVC double glazed window to the rear elevation.



#### **MASTER BEDROOM**

9' 6" x 16' 3" (2.90m x 4.97m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, inset downlighters, radiator, double door wardrobe with hanging rail and shelving.

#### **BEDROOM 2**

8' 1" x 15' 2" (2.47m x 4.63m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, inset downlighters, radiator.

#### **FAMILY BATHROOM**

8' 0" x 8' 1" (2.45m x 2.48m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, inset downlighters, radiator, medicine cabinet, fully tiled walls, vinyl floor covering, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with taps.

#### **EXTERNAL**

The front garden is laid to lawn with shrub borders and mature trees with open views of farmland. There is a gravelled driveway to the side with wrought iron fencing, lawn, shrubs and trees and wrought iron gate leading into a further gravelled area with patio. External lighting.



#### **BRICK BUILT GARAGE**

11' 10" x 15' 4" (3.63m x 4.69m) Up and over door, power and lighting, storage into eaves.

Water butt and further:-

#### **GALVANISED SHED/WORKSHOP**

12' 5" x 18' 11" (3.81m x 5.79m) Vaulted roof, power sockets, strip lighting, electric garage door.

#### **GALVANISED TOOL STORE**

8' 0" x 10' 2" (2.45m x 3.10m) Wooden door to the front, power and lighting.

There is a raised rockery area with a wide range of mature plants, pergola, raised fishpond with waterfall leading to:

#### **MATURE REAR GARDENS**

Mainly laid to lawn with a wide range of mature shrub and tree borders. Open views to the rear.

#### **GALVANISED SHED**

#### **DIRECTIONS**

From Spalding proceed in a northerly direction along the B1397 Pinchbeck Road and continue through Pinchbeck and Surfleet and on to Gosberton. Turn left at the Old Five Bells corner into the village, proceed straight through Gosberton and on to Quadring. Take a right hand turning after the shop and follow the road down and then take a left hand turning into Rushy Drove, follow this road down to the crossroads and turn left and the property is situated on the right hand side.



# 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



## TENURE

Freehold

## SERVICES

Mains water and electricity. Oil central heating. Private drainage.

## COUNCIL TAX BAND

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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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		85   B
69-80	C		
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		

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