

**Auction**

3 bed detached house to buy in

Main Road, Quadring, Spalding,
Lincolnshire, PE11 4PT

£135,000

 Starting Bid

 x 3  x 1  x 3

Tenure

Freehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 3 Bedrooms, 3 Reception Rooms
- ✓ Ample Off Road Parking
- ✓ Viewing Recommended
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

ACCOMMODATION UPVC front entrance door to:

ENTRANCE HALL 12' 11" x 5' 4" (3.94m x 1.64m) including staircase with understairs cupboard. Radiator, range of coat hooks, doors arranged off to:

SITTING ROOM 12' 10" x 11' 6" (3.92m x 3.51m) Dual aspect with UPVC windows to the front and side elevations, decorative coved cornice, decorative ceiling rose with pendant light fitment, fireplace (boarded), radiator.

DINING ROOM 12' 11" x 12' 4" (3.96m x 3.78m) Dual aspect with UPVC windows to the front and side elevations, coved cornice, ceiling light, fireplace (boarded), radiator.

KITCHEN 14' 1" x 8' 11" (4.31m x 2.72m) Range of fitted base cupboards and drawers, tiled splashbacks, eye level wall cupboards, built-in electric oven, gas hob and cooker hood, single drainer stainless steel sink unit with mixer tap, recessed ceiling lights, UPVC rear window, vinyl floor covering, radiator, door to:

STUDY 8' 1" x 8' 8" (2.47m x 2.65m) Vinyl floor covering, UPVC window to the rear elevation, recessed ceiling lights, radiator.

Also from the Kitchen a door leads to:

REAR ENTRANCE PORCH 8' 10" x 4' 9" (2.71m x 1.47m) Half glazed UPVC rear entrance door, vinyl floor covering, radiator, doors arranged off to:

SEPARATE WC 6' 9" x 2' 9" (2.07m x 0.84m) Low level suite, obscure glazed UPVC window.

UTILITY ROOM 6' 8" x 5' 9" (2.04m x 1.77m) Plumbing and space for washing machine, further appliance space, high level obscure glazed UPVC window, coat hooks, Worcester gas fired central heating boiler.

From the Reception Hall the return staircase leads via a Half Landing to:

FIRST FLOOR LANDING UPVC window to the front elevation, radiator, vinyl floor covering, ceiling light, smoke alarm, doors arranged off to:

BEDROOM 1 11' 10" x 12' 10" (3.61m x 3.92m) Dual aspect with UPVC windows to the front and side elevations, access to loft space, radiator, vinyl floor covering.

BEDROOM 2 12' 2" x 11' 10" (3.73m x 3.61m) plus alcoves with fitted cupboards. Dual aspect with UPVC windows to the front and side elevations, vinyl floor covering, ceiling light, radiator.

From the Half Landing an opening on to a small Rear Landing with doors arranged off to:

BEDROOM 3 14' 2" x 8' 11" (4.33m x 2.72m) Vinyl floor covering, UPVC window to the side elevation, radiator, ceiling light.

BATHROOM 8' 3" x 6' 4" (2.54m x 1.95m) plus door recess. Three piece suite comprising panelled bath with mixer tap, shower attachment, over head sprinkler with glazed screen, wash hand basin, low level WC, partial wall tiling, extractor fan, ceiling light, radiator, 2 obscure glazed UPVC windows.

EXTERIOR The property occupies a corner plot with lawned gardens predominantly to the front and side, fenced boundary to the front and side, established trees, garden shed and, to the south side, a gated access on to an extensive gravelled parking area with parking for several vehicles or potential for the erection of a garage, subject to planning consent.

DIRECTIONS From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 3.5 miles to Surfleet. Take the first exit at the roundabout, then the second exit at the next roundabout, continue into the village of Gosberton. Turn off the main road, straight up the High Street, continue to Quadring, through the crossroads and the property is situated on the left hand side on the corner of St. Anthony Close.

AMENITIES Quadring has a, Indian restaurant, primary school, Church and general stores. The nearby villages of Gosberton and Donington have further amenities and the market town of Spalding is 8 miles distant offering a full range of facilities along with bus and railway stations and onwards access to Peterborough.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Detached House

Parking: Off Street, Driveway

Year built: 1840

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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