

Casswell Drive, Quadring, Nr Spalding, PE11 4QW.



Lounge



Kitchen



Dining Room



Bedroom One



Enclosed Rear Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Detached, four bedroom family home located in Quadring.  
Casswell Drive, Quadring, Nr Spalding, PE11 4QW.

- POPULAR VILLAGE LOCATION
- DETACHED FAMILY HOME
- FOUR BEDROOMS & DRESSING ROOM
- GARAGE & AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN

**£324,995**

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[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82

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## Ground Floor

### Entrance Hall

Entrance door, coving to textured ceiling, under stair storage cupboard, radiator, stairs leading to landing, telephone and internet point, smoke alarm, laminate flooring, two uPVC frosted double glazed windows to front, doors to:

**Lounge** 4.67m (15'4") x 3.55m (11'8")

Feature gas fireplace, TV point, radiator, coving to textured ceiling, uPVC double glazed bay window to front.

**Dining Room** 3.76m (12'4") x 2.85m (9'4")

UPVC double glazed window to rear, radiator, wooden flooring, coving to textured ceiling.

**Kitchen** 3.81m (12'6") x 3.12m (10'3") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with filter mixer tap and central island with wine chiller, space for microwave, plumbing for dishwasher, space for cooker, pull out extractor hood over, tiled flooring, coving to textured ceiling, two uPVC double glazed windows to rear, uPVC double glazed double doors to conservatory, further door to:

**Utility** 1.88m (6'2") x 1.57m (5'2")

Space for fridge/freezer, automatic washing machine and tumble dryer, radiator, door to rear garden, further door to:

### WC

Fitted with a two piece suite comprising a low level WC and wash hand basin with cupboard below, tiled splashbacks, radiator, tiled flooring, uPVC frosted double glazed window to side.

**Conservatory** 3.68m (12'1") x 2.71m (8'1")

UPVC double glazed window surround, tiled flooring, air vent, double doors to rear garden.

## First Floor

### Landing

Built-in airing cupboard, coving to textured ceiling, smoke alarm, access to boarded loft with power and a loft ladder, doors to:

**Bedroom 1** 3.83m (12'7") x 3.55m (11'8") plus 0.31m (1') x 0.31m (1')

UPVC double glazed window to front, single radiator, TV and telephone point, coving to textured ceiling, archway, door to:

### En-suite

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low level WC, extractor fan, coving to textured ceiling, ceiling spotlight, tiled surround, shaver point, uPVC frosted double glazed window to side.

**Dressing Room** 2.35m (7'8") x 2.14m (6'5")

UPVC double glazed window to front, radiator, coving to textured ceiling.

**Bedroom 2** 3.95m (12'9") x 2.54m (9')

UPVC double glazed window to front, radiator, coving to textured ceiling.

**Bedroom 3** 2.87m (9'5") x 2.65m (8'8")

UPVC double glazed window to rear, radiator, coving to textured ceiling.

**Bedroom 4** 3.58m (11'9") x 2.67m (8'9") max

UPVC double glazed window to rear, radiator, coving to textured ceiling, built-in wardrobe.

### Bathroom

Recently Re-fitted with a four piece suite comprising a bath with handheld shower attachment, shower enclosure, pedestal wash hand basin and low level WC, shaver point, tiled surround, radiator, solid oak flooring, coving to textured ceiling, uPVC frosted double glazed window to rear.

## Outside

The front of the property is enclosed via picket fencing with double gates leading to driveway allowing for off road parking with access to garage via an up and over door with access to water tap, pathway leading to front entrance door, gated side access to both sides, external lighting. Enclosed well stocked rear garden, featuring a lawn surrounded by a boarder of shrubs and small trees, shed to the rear of the property, outside water tap.

- Call today to arrange your free valuation -

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Perspective purchasers should seek independent confirmation.

- To arrange a viewing, please call us 01733 202525 -

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