

Town Drove, Quadring, Spalding, PE11 4PU.



Kitchen



Lounge



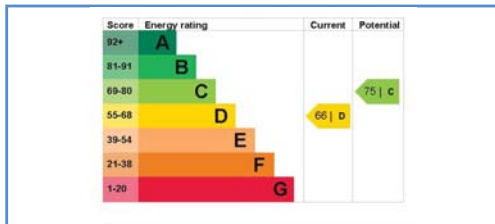
Dining Room



Bedroom One



Rear Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Detached, four bedroom family home located in Quadring.  
**Town Drove, Quadring, Spalding, PE11 4PU.**

- DETACHED FAMILY HOME
- VILLAGE LOCATION
- FOUR BEDROOMS
- REAR GARDEN
- DOUBLE GARAGE & OFF ROAD PARKING

**£420,000**

Draft details only may be subject to amendment None of the statements/measurements in these particulars should be relied on as representations of fact. Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Harrison Rose Estate Agents is a trading name of Harrison Rose Spalding Ltd.

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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Ref: S162

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

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## Ground Floor

### Sun Room

Entrance double doors, two uPVC double glazed windows to side, open plan to:

**Dining Room** 4.46m (14'7") x 3.02m (9'10")

UPVC double glazed window to front, double radiator, coving to textured ceiling, door to:

### Hall

Built-in storage cupboard, tiled flooring, stairs leading to landing, staircase leading to landing, doors to:

**Kitchen** 4.79m (15'8")max x 3.22m (10'6")max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, built-in oven, built-in hob with pull out extractor fan, built-in dishwasher, tiled flooring, coving to ceiling, ceiling spotlights, uPVC double glazed window to rear, door to:

**Utility** 3.16m (10'4") x 1.51m (4'11")

Fitted with worktop space over with sink and mixer tap, space for fridge/freezer, uPVC double glazed window to front, door to side of property.

**Lounge** 4.90m (16'1") x 4.83m (15'10")

Feature electric fireplace with marble surround, Two uPVC double glazed windows to front, double radiator, coving to textured ceiling, uPVC double glazed window to rear.

**Office** 2.85m (9'4") x 3.41m (11'2")

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

### WC

Fitted with a two suite comprising, a pedestal wash hand basin and low-level WC, tiled splashbacks, tiled flooring, uPVC frosted double glazed window to rear.

**Utility Entrance** 5.41m (17'8") x 2.17m (7'1")

UPVC double glazed window surround, plumbing to washing machine, tiled flooring, door to side of property.

## First Floor

### Landing

Doors to:

**Bedroom 1** 4.83m (15'10") x 5.55m (18'2")

UPVC double glazed window to front, two skylights, double radiator, built-in wardrobe, door to:

### En-suite

Fitted with a three piece suite comprising a double shower enclosure, wash hand basin and low level WC, tiled surround, radiator, skylight.

**Bedroom 2** 4.89m (16'1") x 3.41m (11'2")

Skylight, uPVC double glazed window to side, access to loft, double radiator, door to:

### En-suite 2

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and low level WC, tiled surround, radiator.

**Bedroom 3** 4.83m (15'10") x 2.75m (9')

UPVC double glazed window to front, built-in wardrobe, radiator.

**Bedroom 4** 4.35m (14'3") x 1.76m (5'9")

UPVC double glazed window to front, radiator.

### Bathroom

Fitted with a three piece suite comprising a bath with shower attachment, low level WC and wash hand basin, skylight window.

### Outside

The front of the property is laid to lawn, with a mixture of shrubs and bushes to border, pathway leading to front porch, driveway to the side leading to double garage one side via an electric door with access to power and lighting and other side via an up and over door.

Rear garden, laid to lawn with patio area and lean to.

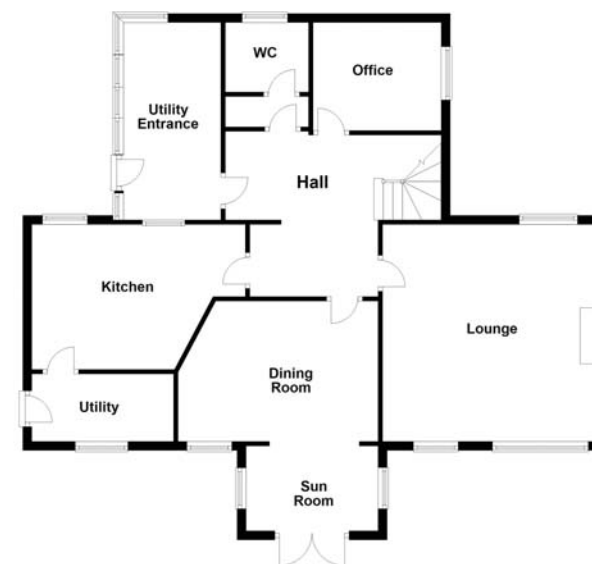
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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

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