

**176 Main Road, Quadring, PE11 4PT**

**£425,000**

- Integral double garage
- 3/4 Double bedrooms
- Modern kitchen with island
- Three reception rooms
- Spacious flowing layout
- Field views to front
- Stunning Orangery with log burner
- Landscaped rear garden
- Must view to appreciate this beautiful home
- Sold with no chain

Looking for a stunning and distinctive home? This exceptional property really makes a statement. With its striking design, impressive frontage, and convenient double garage to the side, it's a one-of-a-kind opportunity.

Inside, the home has been finished to a high standard, offering a modern and welcoming flow that works perfectly for a growing family. The spacious layout is both practical and stylish, making it ideal for everyday living and entertaining.

Upstairs, you'll find four well-proportioned bedrooms, with the fourth currently transformed into a luxurious walk-in dressing room. This adaptable space ensures the home can easily meet your lifestyle needs.

This is a rare opportunity to secure a unique property that truly needs to be seen to be fully appreciated. Now offered with no onward chain.

#### **Entrance Hall 15'7" x 6'6" (4.75m x 2.00m)**



UPVC door to front with glazed side panels. Radiator. Herringbone wood flooring. Stairs to first floor.

#### **Lounge 21'10" x 13'7" (6.67m x 4.15m)**



UPVC window to front. Radiator. Feature fireplace with surround. Carpeted. Archway to garden room.

#### **Garden Room 12'0" x 18'11" (3.66m x 5.79m)**



Sliding doors to rear. Windows to side. Spot lighting. Wood effect flooring. Log burner.

#### **Kitchen 13'9" x 10'10" (4.21m x 3.32m)**



UPVC window to rear. Matching range of base and eye level units with work surface over. Sink unit with drainer and mixer tap over. Tiled splash backs. Five ring gas hob with stainless steel extractor over. Built in eye level oven and grill. Built in microwave. Integrated fridge/freezer. Integrated dishwasher. Tiled flooring.

#### **Study 5'10" x 6'6" (1.78m x 2.00m)**



Herringbone wooden flooring. Radiator.

**Utility Room 5'8" x 12'6" (1.74m x 3.82m)**

UPVC window and door to rear. Base units with work surface over. Sink unit with drainer and mixer tap over. Tiled splash back. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Pantry cupboard with shelving.

**Cloakroom**

UPVC window to rear. Toilet. Wash hand basin. Partially tiled walls. Tiled flooring. Boiler.

**First Floor Landing**

Airing cupboard housing hot water cylinder. Carpeted. Loft access.

**Bedroom 1 12'4" x 13'7" (3.78m x 4.15m)**

UPVC window to front. Radiator. Carpeted.

**En-suite 6'4" x 6'5" (1.94m x 1.96m)**

UPVC window to front. Corner shower cubicle with shower over. Toilet. Wash hand basin set in vanity unit. Tiled flooring. Radiator.

**Dressing Room 9'0" x 9'0" (into cupboard) (2.76m x 2.76m (into cupboard))**

UPVC window to rear. Built in wardrobes. Radiator. Carpeted.

**Bedroom 2 11'8" x 10'11" (into cupboard) (3.57m x 3.33m (into cupboard))**

UPVC window to rear. Built in cupboard. Radiator. Sink unit. Carpeted.

**Bedroom 3 9'10" x 10'11" (3.00m x 3.33m)**

UPVC window to front. Radiator. Carpeted.

**Shower Room 5'5" x 10'11" (1.66m x 3.34m)**

UPVC window to rear. Shower cubicle with shower over. Toilet and wash hand basin set in vanity unit. Tiled flooring. Radiator.

**Outside**

The front of the property has a lawn area with pathway leading to the front door. Established trees and shrubs.

The rear garden is enclosed by timber fencing. Lawn area. Gravel area leading to timber decking. Patio area. Greenhouse. Timber shed. Established trees and shrubs.

**Garage 16'10" x 18'1" (5.15m x 5.53m)**

Twin up and over doors. Two windows to side. Power and light connected.

**Property Postcode**

For location purposes the postcode of this property is: PE11 4PT

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: E

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D66

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

#### **Referral & Fee Disclosure**

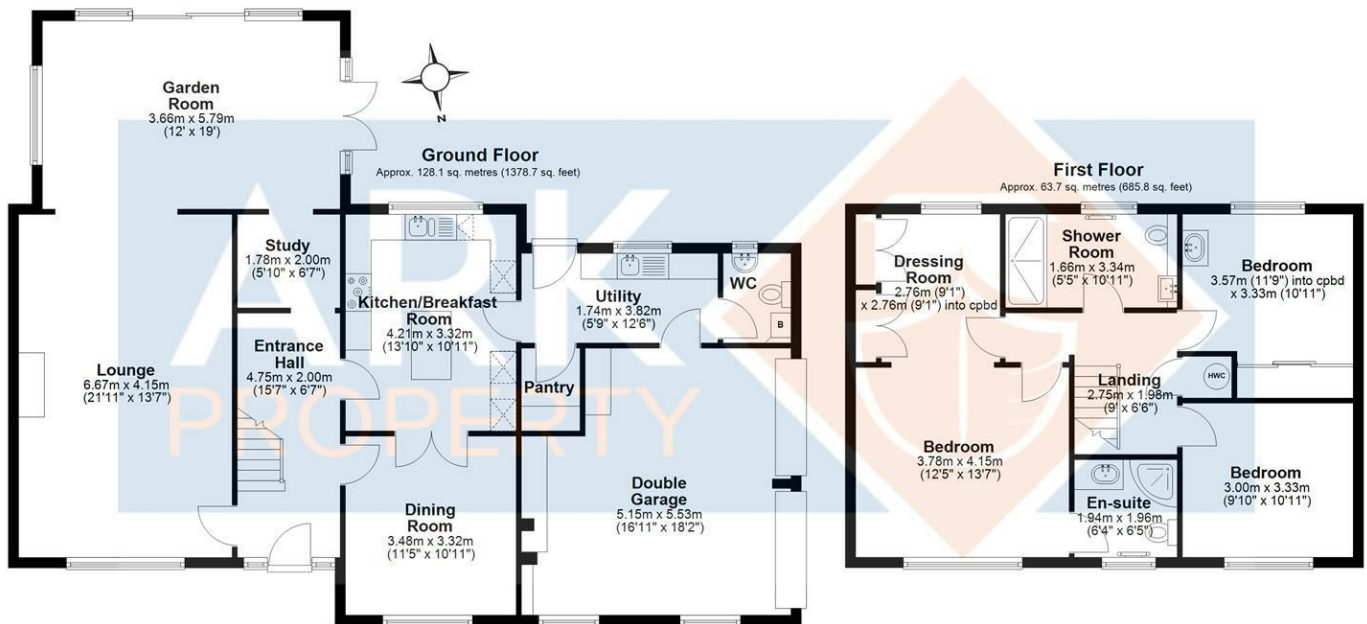
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan



Total area: approx. 191.8 sq. metres (2064.5 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	78
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

