



**131 Main Road, Spalding, PE11 4PJ**  
**Offers In The Region Of £500,000**

- Stunning extension with bi-folding doors
- Landscaped rear garden approx 1/2 acre (sts)
- Extensive frontage with double garage
- No Upward Chain
- Open views across to the village church
- Private road
- Four / Five bedrooms
- Four bathrooms
- Perfect family room for entertaining
- Impressive home throughout



NO UPWARD CHAIN! Offered for sale with no upward chain is this amazing, stunning, and truly impressive, just a few words to describe our latest listing in Quadring, this home is packed with kerb appeal, offering a perfect blend of charm and modern elegance. Sitting on a generous plot both front and rear, it's the ultimate family home. But the real showstopper? The stunning extension, complete with bi-folding doors that open up to a beautifully landscaped garden. Perfect for entertaining, this space is guaranteed to make your friends and family jealous. Don't get the blues from missing out, book your viewing today!"

**Entrance Porch 3'6" x 12'4" (1.08m x 3.76m)**

UPVC French doors and glazed side panels to front. Herringbone tiled flooring.

**Entrance Hall 15'9" x 6'4" (4.82m x 1.94m)**

UPVC door and and glazed side panels to front. Radiator. Stone tiled flooring. Stairs to first floor.

**Shower Room 7'9" x 5'7" (2.38m x 1.71m)**



Double glazed window to the front. Large walk in double shower with shower attachment over . Wash hand basin with tiled splash back. Toilet with built in surround. Partly tiled walls. Heated towel rail.

**Cloakroom 3'10" x 5'8" (1.18m x 1.73m)**

Storage area for coats and shoes.

**Lounge 19'10" x 12'1" (6.05m x 3.70m)**



Two UPVC bay windows to front. UPVC window to the side. Air conditioning unit. Radiator.



**Kitchen 10'6" x 23'11" (3.21m x 7.31m)**



Two UPVC windows to the rear. Door to side leading to garden. Fitted kitchen comprising of matching wall and base units with wooden work surfaces

over. Double Belfast sink with extendable mixer tap. Tiled splashback. Smeg Range cooker with induction hob and cooker hood. Integrated dishwasher. Water softener. Built in fridge/freezer. Radiator. Tiled flooring. Space for American style fridge freezer. Spot lights. Breakfast bar. Pedestrian door to garage.



#### Utility Area

Double glazed window to the side. Tiled flooring. Radiator. Plumbing for washing machine.

#### Dining Room 13'7" x 20'11" (4.15m x 6.39m)



UPVC window to side. Tiled flooring. Radiator. Understairs cupboard.

#### Family Room 29'1" x 19'3" (8.89m x 5.89m)



UPVC bay window to side. Two double bi-fold doors to side and rear. Large feature standalone log burner. Wall lights. Curved wooden and stone constructed bar. Tiled flooring. Radiator.



#### Landing 15'8" x 25'5" max (4.80m x 7.77m max)



Double glazed window to the front. Radiator. Airing cupboard. Loft access. - Great use of space which the current vendors are using as a study. Potential to put a stud wall back in a create a 5th bedroom.



**Bedroom 1 11'0" x 14'7" ( 3.36m x 4.47m)**



Double glazed window to rear. Radiator. Air conditioning unit. Carpeted.



**En-suite 6'11" x 11'1" (2.13m x 3.38m)**



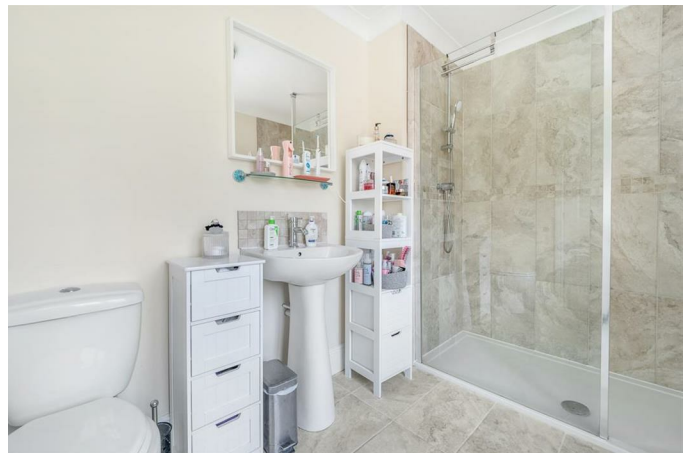
Double glazed window to the side. Three piece suite comprising of a double shower cubicle. Wash hand basin. Toilet. Partly tiled walls. Extractor fan. Shaver point. Radiator.

**Bedroom 2 14'7" x 10'10" (4.47m x 3.32m)**



Double glazed window to the front. Radiator. Air conditioning unit. Carpeted.

**En-suite 6'6" x 9'7" (1.99m x 2.93m)**



Double glazed window to the front. Three piece suite comprising of a double shower cubicle. Wash hand basin. Toilet. Partly tiled walls. Extractor fan. Tiled floor. Shaver point.

**Bedroom 3 14'0" x 9'10" (4.28m x 3.01m)**



Double glazed floor to ceiling window to the rear overlooking the rear garden. Radiator. Carpeted.

**Bedroom 4 9'10" x 8'7" (3.02m x 2.64m)**



Double glazed dual aspect windows to the front and side. Radiator. Carpeted.

**Bathroom 6'8" x 6'3" (2.05m x 1.93m)**



Double glazed window to the side. Three piece suite comprising of a bath with mixer taps and shower attachment. Wash hand basin set in vanity unit. Toilet. Partly tiled walls. Shaver point. Heated towel rail. Tiled floor.

**Outside**

Front: Newly installed gated entrance (gates not shown) to private block paved driveway. Gated access to the rear garden and side courtyard. Block paved front. Trees and shrubs. Electrical vehicle charging point.

Rear: Enclosed by timber fencing. Lawn area. Wrap around patio area. Pond. Stepping stones leading to raised decking area with Pergola over. Timber shed. Large outside workshop (negotiable). Gravel area. Raised vegetable beds. Log store. Well established trees and bushes.

**Double Garage**

Electric sectional double garage door. Power and light connected. Boiler. Window to side.

**Property Postcode**

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

**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: F

Annual charge: No

Property construction: Brick built  
Electricity supply: Mains  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Private Sewerage Treatment Plant  
Heating: Gas Central Heating  
Heating features: Wood/Multi Fuel Burner  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Limited over 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 - very low. Rivers and the sea - very low. 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: C72

### 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.

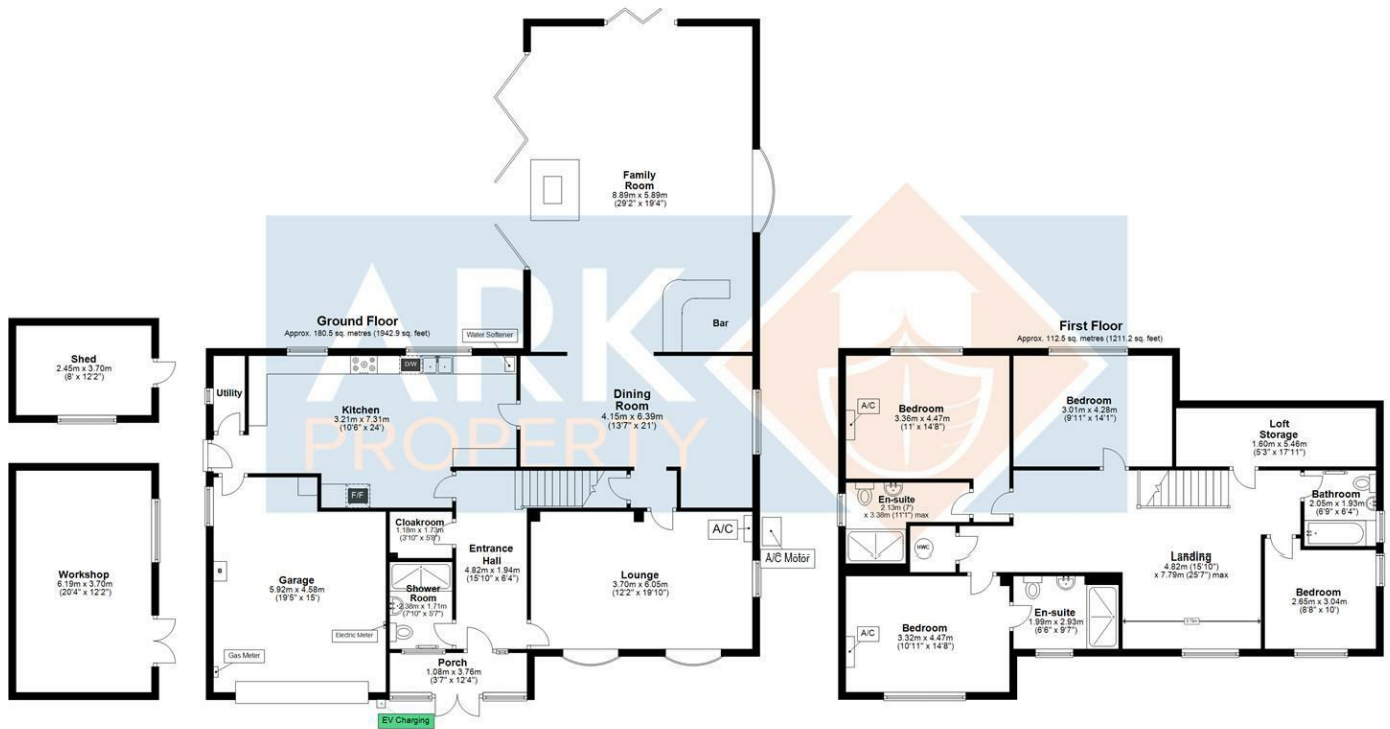
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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 firms 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. 293.0 sq. metres (3154.1 sq. feet)

Floor plan created by Muttie Black Media.  
Plan produced using Planitip.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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