



## 100 Main Road, Quadring, PE11 4PW

**£175,000**

- Village Location – Situated in the village of Quadring in a non-estate setting.
- Spacious & Well-Presented – Three-bedroom semi-detached home in excellent condition.
- Open Views – Generous rear garden backing onto open fields for a peaceful outlook.
- Modern Kitchen – Recently refitted, offering a stylish and functional space.
- Ample Parking & Garage – Plenty of off-road parking plus a single garage to the rear.
- Perfect for Families – A great balance of village life with modern comforts.



### 3-Bedroom Semi-Detached Home in Quadring

This beautifully presented three-bedroom semi-detached home offers the perfect blend of modern comfort and countryside charm. Situated in a non-estate location, the property boasts a generous rear garden with stunning open field views, providing a peaceful and private outdoor space.

Inside, the home is in excellent condition, featuring a recently refitted kitchen that adds a contemporary touch. Ample off-road parking and a single garage to the rear.

Don't miss this fantastic opportunity—contact us today to arrange a viewing!

#### **Entrance Hall 3'11" x 3'3" (1.21m x 1.01)**

Composite glazed entrance door to front. Doors to lounge and bathroom. Stairs to first floor landing.

#### **Lounge 13'8" x 13'0" (4.18m x 3.98m)**



PVCu double glazed window to front. Coving to ceiling. Radiator. Feature fireplace. Door to kitchen.



#### **Bathroom 6'2" x 6'11" (1.89m x 2.12m)**



PVCu double glazed window to side. Vinyl flooring. Radiator. Wall tiling. Fitted with a three piece suite comprising panel bath with chrome taps and shower over. Close coupled toilet with push button flush and pedestal wash hand basin. Shaver point.

**Kitchen Diner 16'6" x 7'10" (5.03m x 2.41m)**

PVCu double glazed window to rear, coving to ceiling with recessed spotlights. Tiled flooring. Door to utility room. Fitted with a matching range of base and eye level units with worktop space over and breakfast peninsula. Four ring induction hob with splashback. Extractor hood over and integrated electric oven and grill under. 1 1/2 bowl composite sink with drainer and mixer tap over. Integrated dishwasher. Radiator.

**Utility Room 6'6" x 10'4" (2.00m x 3.15)**

PVCu double glazed window to side and door to rear. Loft access. Tiled flooring. Radiator. Space and plumbing for washing machine and tumble dryer. Space for American style fridge freezer.

**Landing 2'10" x 4'1" (0.88m x 1.26m)**

Doors to bedrooms.

**Bedroom One 9'4" x 13'4" (2.87m x 4.07m)**

PVCu double glazed window to front. Radiator. Walk in wardrobe. Carpeted.





**Bedroom Two 7'10" x 12'4" (2.41m x 3.78m)**



PVCu double glazed window to rear. Radiator. Built in wardrobe. Carpeted.

**Bedroom Three 9'6" x 7'11" (2.90m x 2.43m)**



PVCu double glazed window to rear. Radiator. Carpeted.

## Outside



The property benefits from a generous rear garden laid to lawn and enclosed by timber fence. There is hardstanding gravel and patio seating area, ideal for entertaining and a rear gate leading to the parking area and single garage.



**Garage 22'11" x 9'10" approx (7m x 3m approx)**



### Property Postcode

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

### 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: A

Annual charge: No

Property construction: Brick with external insulation

Electricity supply: Mains, British Gas

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 Likely 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: Shared roadway leading to Driveway and Single Garage located to the rear of the property.

Building safety issues: No

Restrictions: No

Public right of way: Shared roadway leading to Driveway and Single Garage located to the rear of the property.

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: D67

### 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.

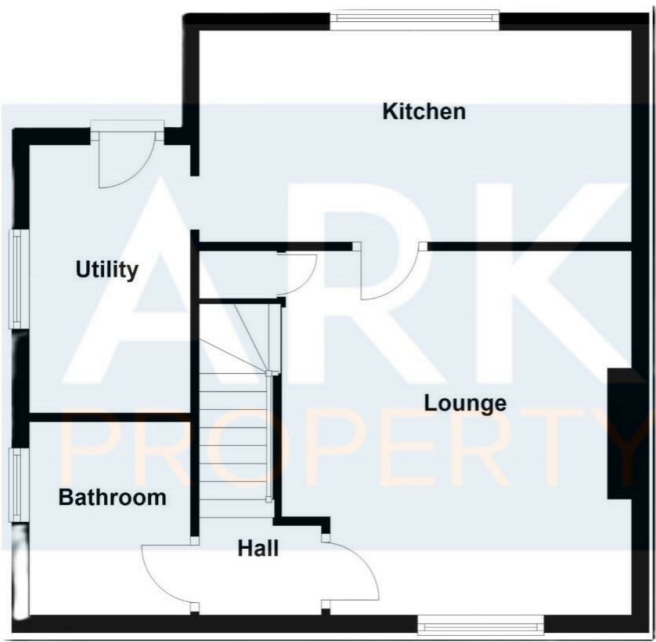




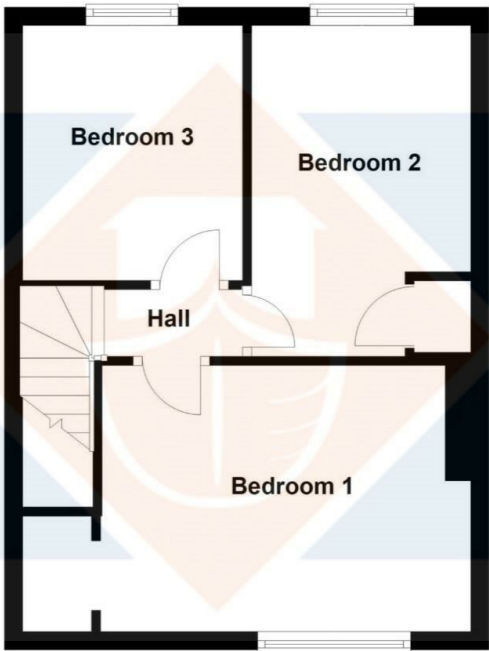




Floor Plan



Ground Floor

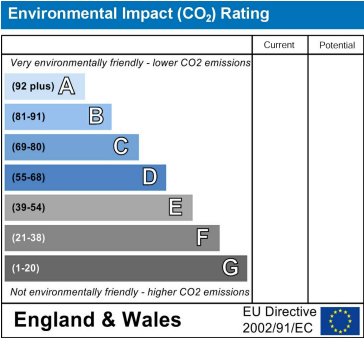
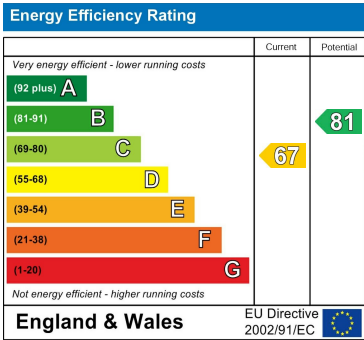


First Floor

Area Map



Energy Efficiency Graph



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