



## Plot 1 Cedar Close, Quadring, PE11 4GP

**£265,000**

\*\*\* BRAND NEW DETACHED BUNGALOW \*\*\* Plot 1 - Available to move into now.

Welcome to The Meadows, an exquisite new-build development nestled in the charming village of Quadring, Lincolnshire.

Set against the backdrop of the tranquil Lincolnshire countryside, The Meadows combines idyllic rural living with excellent connectivity. Located just a short drive from Spalding, with routes onwards to Peterborough and London, residents can enjoy the best of both worlds.

Each home is finished to a high specification, offering stylish interiors and thoughtful layouts that cater to first-time homeowners, families, downsizers, and investors alike. The development is surrounded by stunning green spaces, creating a serene environment for relaxing, walking, and enjoying outdoor activities. Discover your dream home in The Meadows—a community that blends modern comfort with countryside charm. Arrange your viewing today



## The Meadows



Set in the picturesque village of Quadring, The Meadows provides high quality, high specification homes that have been built with your lifestyle in mind. The Meadows is perfect for both first-time buyers and families looking to upsize or downsize or even retire. Now you can enjoy all the beauty of the countryside with all the convenience of modern living.

## Hallway



UPVC entrance door to side. Spot lighting. Carpeted. Radiator.

## Lounge/Dining/Kitchen 22'4" x 15'8" (6.83m x 4.78m)



UPVC window to rear. UPVC patio door to rear. Matching base and eye level units with work surfaces over. Integrated gas hob with extractor hood over. Integrated oven. Integrated fridge. Integrated freezer. Sink unit with mixer tap over. Tiled splash backs. Wood effect flooring.



**Utility Room 6'3" x 6'3" (1.93m x 1.91m)**

UPVC door to rear. Matching base units with worktop over. Sink unit with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Tiled splash backs. Wood effect flooring.

**Bathroom**

UPVC window. Panelled bath with shower attachment over. Pedestal wash hand basin. WC. Partially tiled walls. Spot lights. Wood effect flooring.

**Bedroom 1 12'7" x 10'11" (3.86m x 3.35m)**

UPVC window. Radiator. Carpeted.

**En-suite**

UPVC window. Shower cubicle. Wash hand basin. WC. Partially tiled walls.

**Bedroom 2 11'1" x 9'3" (3.38m x 2.82m)**

UPVC window. Radiator. Carpeted.



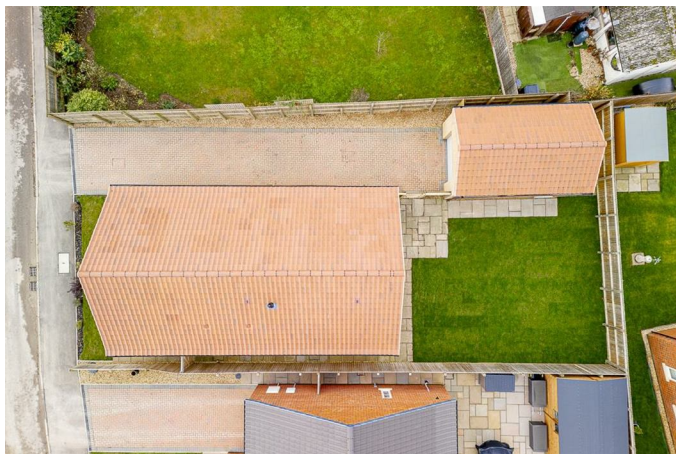
**Bedroom 3 9'3" x 8'9" (2.82m x 2.67m)**

UPVC window. Radiator. Carpeted.

**Outside**

Front: Block paved driveway leading to the single garage.

Rear: Enclosed rear garden, laid to lawn with patio area.

**Garage**

Vehicular door. Power and light connected.

**Property Postcode**

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

**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: TBC

Annual charge: A service charge of £250 per annum is payable for the general maintenance of the roadway and any other general maintenance. This is TBC

Property construction: Brick built

Electricity supply: Mains

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 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 Single Garage

Building safety issues:

Restrictions:

Public right of way:

Flood risk:

Coastal erosion risk:

Planning permission:

Accessibility and adaptations:

Coalfield or mining area:

Energy Performance rating: TBC

**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.

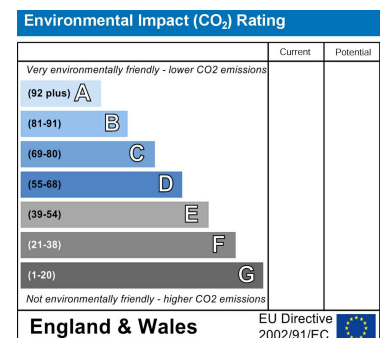
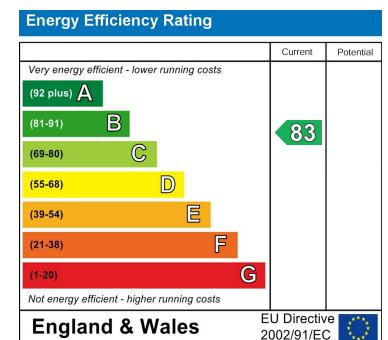
## Floor Plan



## Area Map



## Energy Efficiency Graph



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