



£400,000

Homefields, Water Gate, Quadring Eaudyke, Spalding, Lincolnshire PE11 4PZ

SHARMAN BURGESS

**Homefields, Water Gate, Quadring Eaudyke,
Spalding, Lincolnshire PE11 4PZ
£400,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, coved cornice, ceiling recessed lighting.

SITTING ROOM

11' 0" (maximum including chimney breast) x 12' 0" (maximum) (3.35m x 3.66m)
Having window to front elevation, radiator, slate floor, coved cornice, ceiling light point, TV aerial point, feature multi-fuel burner with display mantle above, double doors through to dining area.



SHARMAN BURGESS

LOUNGE

21' 0" (maximum including archway) x 12' 0" (maximum including chimney breast) (6.40m x 3.66m)

Having window to front elevation, French doors leading out to the garden, two radiators, dado rail, coved cornice, two ceiling light points with ornamental ceiling roses, additional wall light points, fitted log burner with slate hearth, exposed brickwork inset and display mantle above.

DINING AREA

14' 8" (maximum into recess) x 8' 6" (maximum) (4.47m x 2.59m)

Accessed from both the Lounge and Sitting Room. Having slate tiled floor, ceiling recessed lighting, additional ceiling mounted strip light, radiator, plumbing for washing machine, built-in pantry cupboard with shelving within.

OFFICE

16' 4" (maximum) x 9' 6" (maximum) (4.98m x 2.90m)

Having window to front elevation, side entrance door, ceiling light point, access to loft space, coved cornice.

GROUND FLOOR CLOOKROOM

Being fitted with a two piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, slate tiled floor, obscure glazed window to rear elevation, ceiling light point.



**SHARMAN
BURGESS** Est 1996

KITCHEN

16' 6" x 11' 5" (5.03m x 3.48m)

Open plan from dining area. Having a fitted kitchen comprising counter tops with matching upstands, range of base level storage units, drawer units, matching eye level wall units, inset one and a half bowl sink and drainer with mixer tap, Leisure LPG and electric Range cooker with seven ring hob (to be included in the sale) with stainless steel splashback and illuminated stainless steel fume extractor above, slate tiled floor, radiator, ceiling recessed lighting, dual aspect windows, French doors leading to the garden, door to: -

SIDE ENTRANCE CONSERVATORY

9' 9" x 7' 5" (2.97m x 2.26m)

Of uPVC double glazed construction with polycarbonate roof. Having slate tiled floor, door leading to the garden.

FIRST FLOOR LANDING

Having access to loft space, coved cornice, ceiling light point, radiator, airing cupboard housing the hot water cylinder within.

BEDROOM ONE

11' 4" (maximum) x 16' 5" (maximum including built-in wardrobe) (3.45m x 5.00m)

Having built-in wardrobes to the majority of one wall with sliding doors and hanging rails and shelving within, French doors with Juliet balcony enjoying views over the garden and farmland beyond, additional window to side elevation, radiator, access to loft space, ceiling light point.

BEDROOM TWO

11' 0" x 11' 10" (maximum into recess) (3.35m x 3.61m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobe to the majority of one wall with hanging rail and shelving within.



**SHARMAN
BURGESS** Est 1996



BEDROOM THREE

14' 0" x 12' 1" (maximum including chimney breast) (4.27m x 3.68m)

Having window to front elevation, radiator, dado rail, coved cornice, ceiling light point with ornamental ceiling rose, wall mounted lighting, walk-in wardrobe with hanging rail within.

BEDROOM FOUR

8' 6" (maximum) x 11' 0" (maximum) (2.59m x 3.35m)

Having window to side elevation, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

11' 5" (maximum) x 6' 0" (maximum) (3.48m x 1.83m)

Being fitted with a three piece suite comprising wall mounted wash hand basin with mixer tap, push button WC, bath with mixer tap and hand held shower attachment and additional wall mounted mains fed shower above, tiled floor, extended tiled splashbacks, heated towel rail, obscure glazed window to rear elevation, Xpelair extractor fan, ceiling recessed lighting.

EXTERIOR

The property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking. There is Laurel hedging to the front boundary, a storm porch to the property's front elevation and gated access leading to the side of the property. The driveway is served by external tap, power and lighting.

ANNEXE

20' 1" x 11' 10" (6.12m x 3.61m)

This open plan living/sleeping area incorporates a Kitchenette with counter top, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, base level storage units, drawer units and wall units, space for standard height fridge or freezer, integrated oven and grill, four ring electric hob with illuminated stainless steel fume extractor above. The remainder of the room has space suitable for a seating area and bed, with window to front elevation, two radiators, coved cornice, two ceiling light points, access to loft space, French doors leading out to the garden, door to: -



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Comprising a shower area with floor mounted drainage, wall mounted electric shower and tiled splashbacks, push button WC, pedestal wash hand basin mixer tap and tiled splashback, tiled floor, radiator, extractor fan, coved cornice, heated towel rail, ceiling light point.

REAR GARDEN

The property benefits from well maintained rear gardens initially comprising a paved patio seating area with raised plant and shrub borders, leading to the remainder of the garden which is predominantly laid to lawn. There are further beds and borders containing a variety of flowering plants and shrubs and a sheltered seating area and raised decked area towards the rear of the garden enjoying views over farmland. There are two garden storage sheds which are to be included within the sale and a garden room. The garden is fully enclosed by fencing, houses the oil central heating boiler and is served by outside tap, lighting and power.

GARDEN ROOM

15' 3" x 8' 7" (4.65m x 2.62m)

Providing further accommodation and having dual aspect windows, French doors leading out to the decked seating area and additional bi-fold doors opening onto the garden. Served by power.

SERVICES

Mains water and electricity are connected. The property is served by oil fired central heating and LPG bottled gas for the Range cooker.

REFERENCE

01072025/29163676/YAQ



**SHARMAN
BURGESS** Est 1996

Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

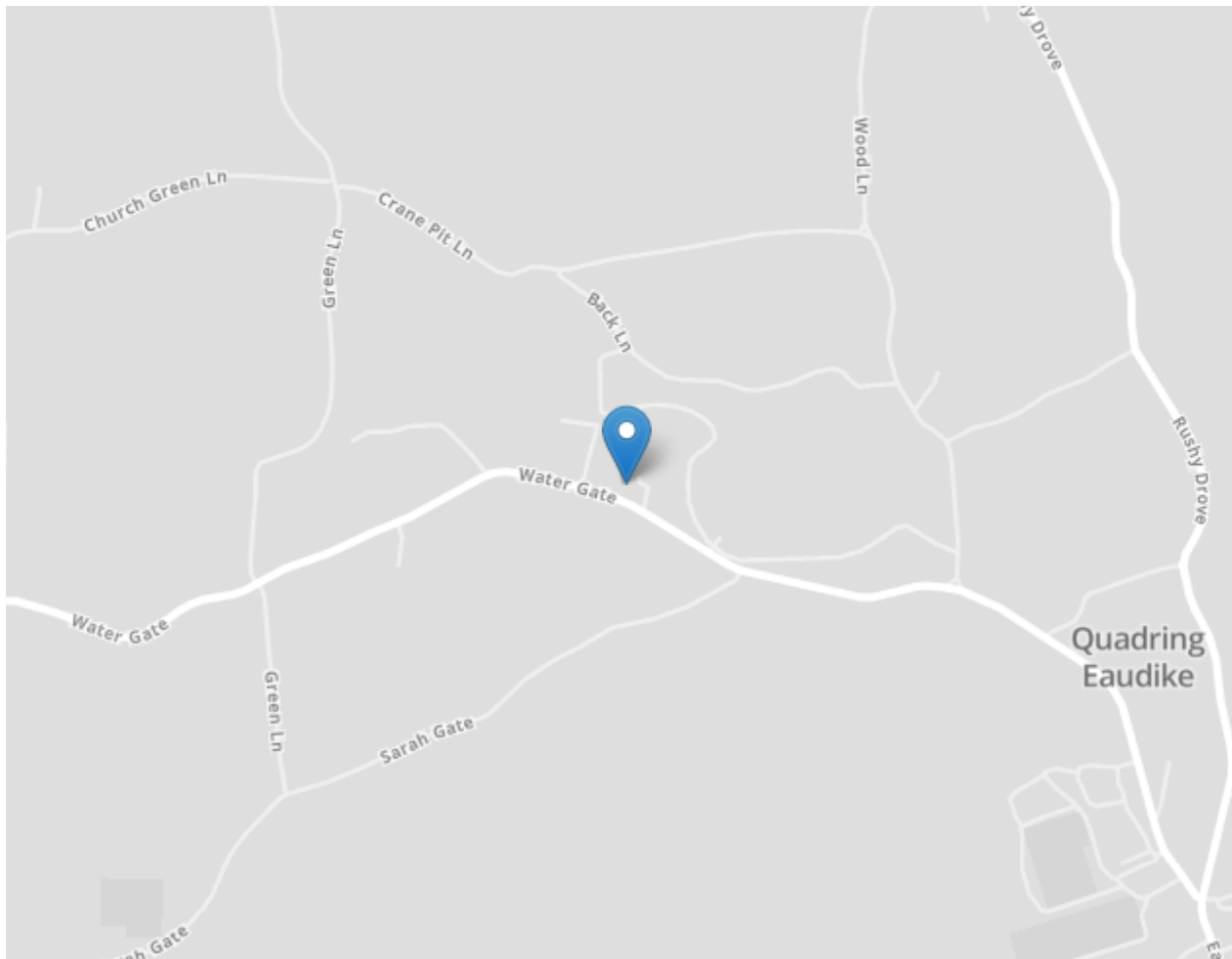
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

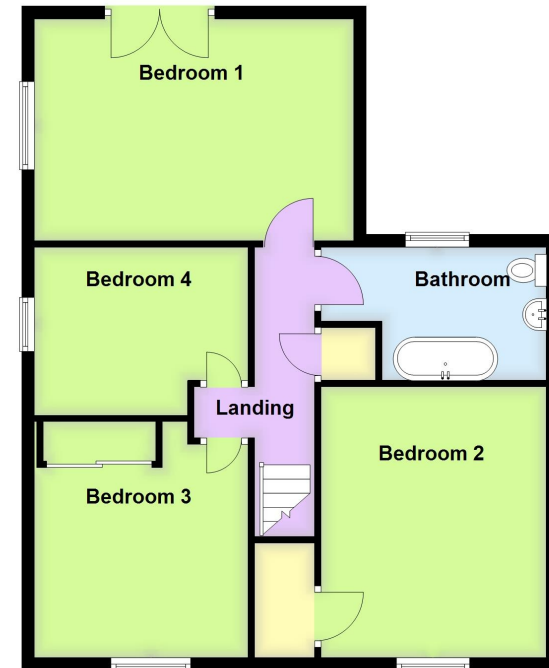
Ground Floor

Approx. 117.9 sq. metres (1269.0 sq. feet)



First Floor

Approx. 69.7 sq. metres (749.7 sq. feet)



Total area: approx. 187.5 sq. metres (2018.7 sq. feet)

**SHARMAN
BURGESS** Est 1996

t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	