



£220,000

29 Water Gate, Quadring, Spalding, Lincolnshire PE11 4PY

SHARMAN BURGESS

**29 Water Gate, Quadring, Spalding,
Lincolnshire PE11 4PY
£220,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, radiator, wall mounted coat hooks, ceiling light point, wall mounted central heating thermostat.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap and vanity unit beneath, ceiling light point, part tiled walls.

A semi detached character property with fantastic sized gardens extending to the rear and vehicular access to the rear. The well proportioned accommodation comprises a lounge, separate dining room, kitchen, ground floor cloakroom, large ground floor four piece family bathroom with freestanding roll top bath and three double bedrooms to first floor. Further benefits include uPVC double glazing and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



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DINING ROOM

11' 10" x 12' 1" (3.61m x 3.68m)

Having wooden flooring, window to front elevation, coved cornice, radiator, door through to: -

LOUNGE

12' 10" x 11' 10" (maximum including chimney breast) (3.91m x 3.61m)

Having fireplace with display surround and mantle above and space for fire, wooden flooring, coved cornice, ceiling light point, dual aspect windows, radiator, TV aerial point.

KITCHEN

11' 10" (maximum into entrance area) x 9' 10" (3.61m x 3.00m)

Having wooden counter tops with tiled splashbacks, base level storage units, drawer units and matching eye level wall units, integrated fridge, integrated freezer, space for electric cooker, plumbing for dishwasher, tiled floor, radiator, coved cornice, ceiling recessed lighting, under stairs storage cupboard, dual aspect windows, obscure glazed rear entrance door.

GROUND FLOOR FAMILY BATHROOM

9' 10" x 7' 7" (3.00m x 2.31m)

Having a free standing roll top bath with mixer tap and hand held shower attachment, shower area with wall mounted mains fed shower within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath and wall mounted medicine cabinet above, WC with concealed cistern, tiled floor, fully tiled walls, heated towel rail, ceiling recessed lighting, extractor fan, access to loft space, wall mounted unit housing the Worcester gas central heating boiler within.



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BURGESS** Est 1996

FIRST FLOOR LANDING

Having staircase rising from entrance hall, window to rear elevation, access to loft space, ceiling light point.

BEDROOM ONE

13' 0" (excluding entrance area) x 11' 10" (including chimney breast) (3.96m x 3.61m)

Having window to side elevation, ornamental fireplace, radiator, picture rail, ceiling light point, exposed wooden floor, over stairs storage cupboard.

BEDROOM TWO

15' 0" x 9' 1" (maximum) (4.57m x 2.77m)

Having window to front elevation, radiator, ceiling light point.

BEDROOM THREE

10' 0" x 8' 8" (3.05m x 2.64m)

Having window to front elevation, radiator, ceiling light point, access to loft space.

EXTERIOR

To the right hand side of the property is an initial gravelled hardstanding area with dropped kerb providing storage. Vehicular access is to the rear of the property, off Charlotte Walk, and gated access leads to the gravelled driveway which provides off road parking.

REAR GARDENS

The property benefits from good sized established gardens comprising large sections of lawn and well established beds and borders containing a variety of plants, shrubs and trees. To the immediate rear of the property is a gravelled and paved patio area and a further decked area providing seating and entertaining space. Within the garden are two timber shed (included in the sale) which are enclosed by fencing and hedging. The gardens are served by an outside tap.

UTILITY ROOM

With door from rear garden and having plumbing for automatic washing machine, counter top, space for fridge, served by power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

30062025/29239543/TAY



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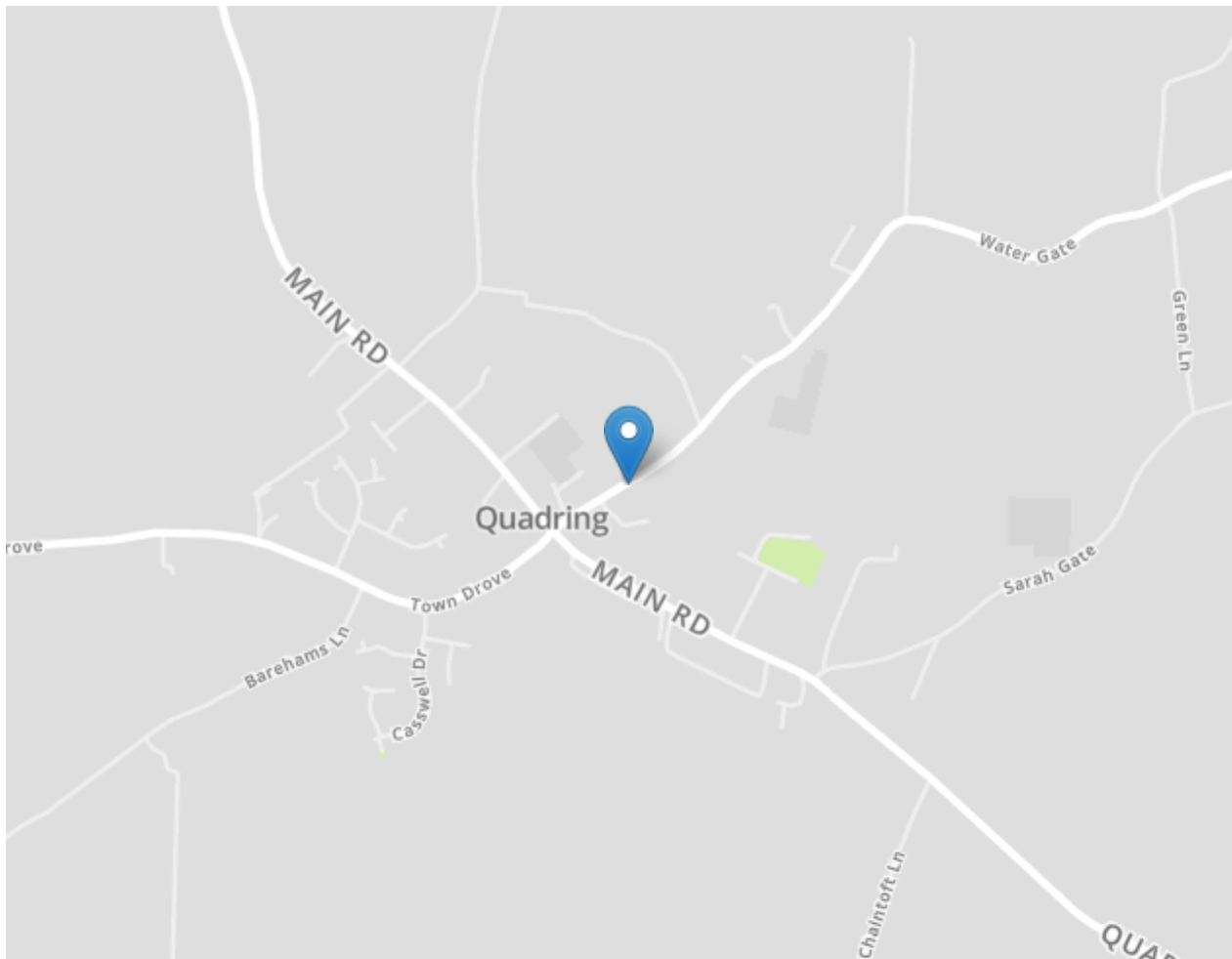
AGENT'S NOTES

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.

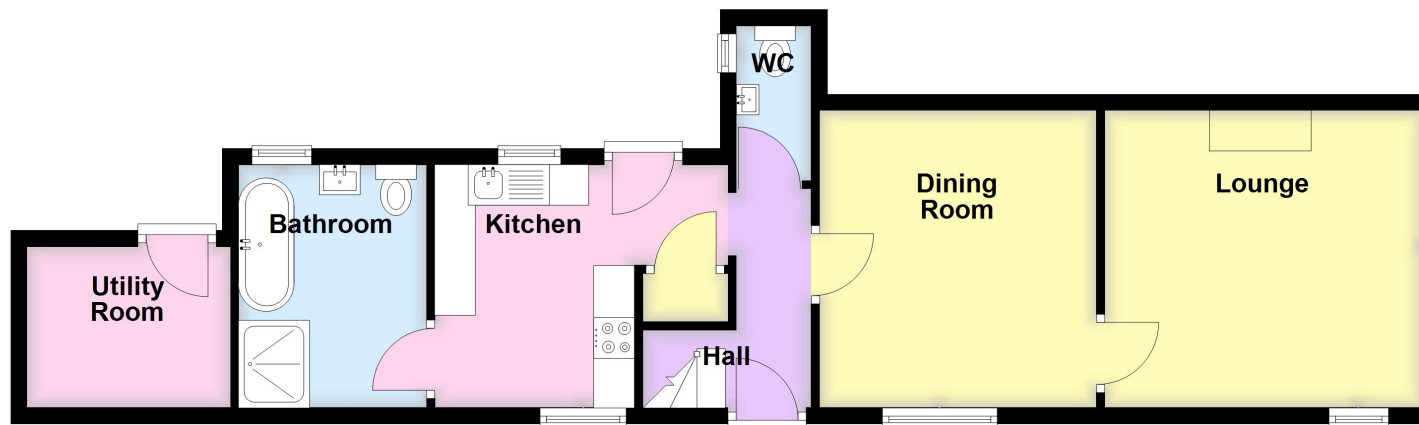
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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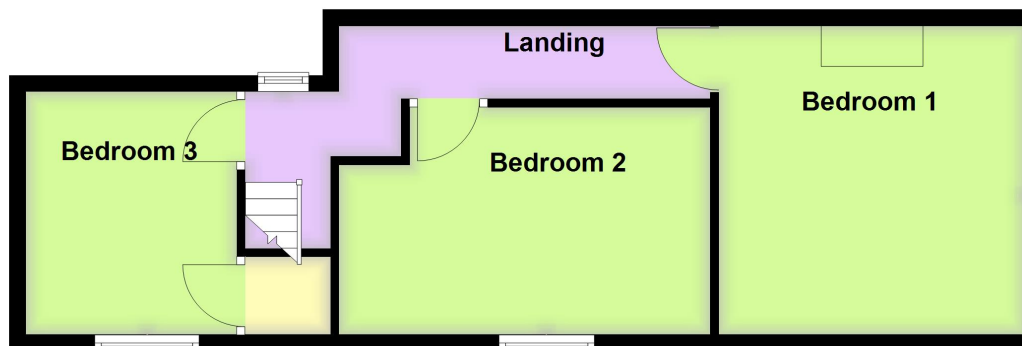
Ground Floor

Approx. 55.2 sq. metres (594.7 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 98.8 sq. metres (1063.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC