



£345,000

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

SHARMAN BURGESS

**45 Water Gate, Quadring, Spalding,
Lincolnshire PE11 4PY
£345,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

having partially obscure glazed front entrance door, staircase leading off, radiator, ceiling light point, built in cloak cupboard with hanging rail and shelving within.

CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, tiled splash back and extractor fan.

A superbly presented modern detached property built circa 2021 providing spacious living accommodation comprising entrance hall, ground floor cloakroom, utility room, lounge and a fantastic large living kitchen incorporating dining and seating areas. To the first floor are three bedrooms and a family bathroom, with bedroom one benefitting from a dressing room and a three piece en-suite. Further benefits include off road parking and a larger than average garage with electric door, an EV charging point and an immaculately presented approximate south westerly facing rear garden.



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LOUNGE

19' 2" x 13' 4" (5.84m x 4.06m)

Having window to front aspect, French doors leading out to the rear garden, two radiators, two ceiling light points, TV aerial point.

OPEN PLAN LIVING KITCHEN

27' 0" x 25' 5" (8.23m x 7.75m) (both maximum measurements)

This large open plan living space incorporates a kitchen with breakfast and dining areas and a large seating area. The kitchen area comprises counter tops with inset one and half bowl sink and drainer with mixer tap, extensive range of base level storage units, pan drawers and matching eye level wall units, integrated appliances include a fridge freezer, integrated dishwasher, integrated oven and grill, four ring electric hob with illuminated fume extractor above. A return work surface provides additional a breakfast bar with additional storage beneath. Ceiling recessed lighting. The dining area comprises a radiator and light point. Within the seating section of the room is a window to the rear aspect, TV aerial point, radiator, sky light and French doors leading to the rear garden.

UTILITY ROOM

6' 1" x 7' 8" (1.85m x 2.34m)

Having counter top with stainless steel sink and drainer and mixer tap, base level storage units and matching eye level wall units. Space for condensing tumble dryer and plumbing for automatic washing machine, window to side aspect, ceiling light point, extractor fan, radiator, wall mounted coat hooks and personnel door leading into the garage.



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FIRST FLOOR LANDING

With Velux window to the rear, radiator and ceiling light point.

BEDROOM ONE

16' 10" (maximum measurement) x 10' 9" (measurement taken into dormer window) (5.13m x 3.28m)

Having window to rear aspect, radiator, ceiling light point. Door to:

DRESSING ROOM

6' 5" (with reduced head height) x 6' 5" (1.96m x 1.96m)

Having obscure glazed window to side aspect and ceiling light point.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, shower cubicle with wall mounted mains fed shower within and fitted shower screen, tiled splashbacks, heated towel rail, Velux window, ceiling light point and extractor fan.

BEDROOM TWO

13' 4" x 10' 0" (into dormer window) (4.06m x 3.05m)

Having window to front aspect, radiator, ceiling light point and access to the roof space.

BEDROOM THREE

9' 9" x 8' 5" (taken into a window) (2.97m x 2.57m)

Having window to rear aspect, radiator and ceiling light point.





FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted mains fed shower above and fitted shower screen, push button WC, wash hand basin with mixer tap and vanity unit beneath, tiled splashbacks, Velux window to front aspect, heated towel rail, ceiling light point and extractor fan.

EXTERIOR

To the front, the property is approached over a gravelled driveway which provides ample off road parking and hardstanding and is served by an outside tap and EV charging point. The property also benefits from wrought iron railings to the front boundary.

GARAGE

18' 5" x 13' 8" (5.61m x 4.17m) (maximum internal measurements)

Having electric door, served by power and lighting, fitted sink with hot and cold water feeds, wall mounted gas combination central heating boiler.

REAR GARDEN

The well presented rear garden benefits from a pleasant approximate south westerly facing aspect and initially comprises a porcelain paved patio seating area providing entertaining space with a wall mounted remote control retractable canopy above (which maybe included within the sale price subject to negotiation). The remainder of the garden is predominately laid to two sections of lawn with gravelled borders and pathway matching that of the patio area leading to the workshop. The garden is enclosed by fencing and served with external tap and lighting. There is an additional lean to dry storage area to one side.



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WORKSHOP

17' 7" x 9' 4" (5.36m x 2.84m) (maximum internal measurements)

Served with numerous power points, lighting and independent fuse box within.

SERVICES

Mains gas, electricity, water and lighting are connected to the property.

REFERENCE

01102024/28257363/HAR



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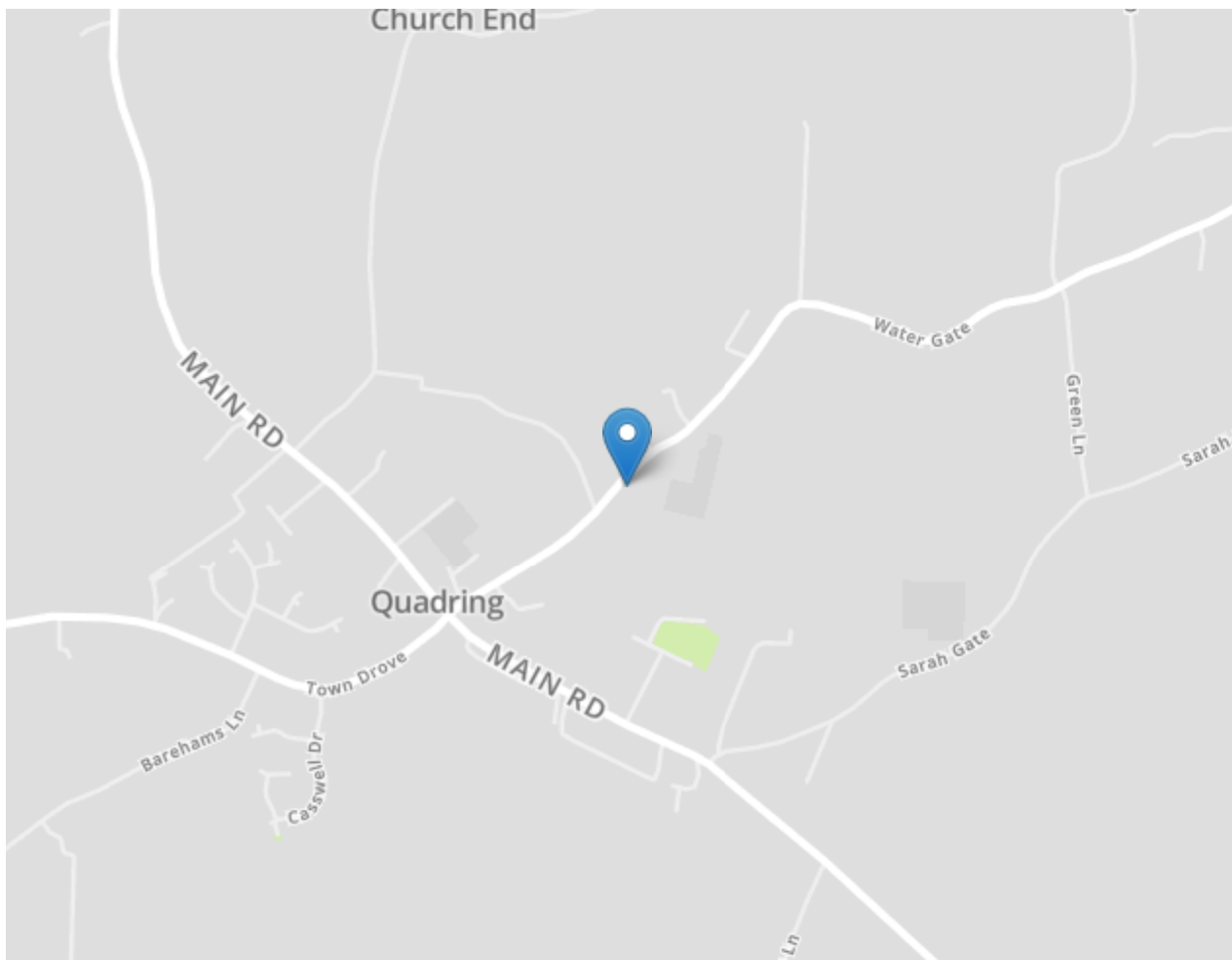
AGENT'S NOTES

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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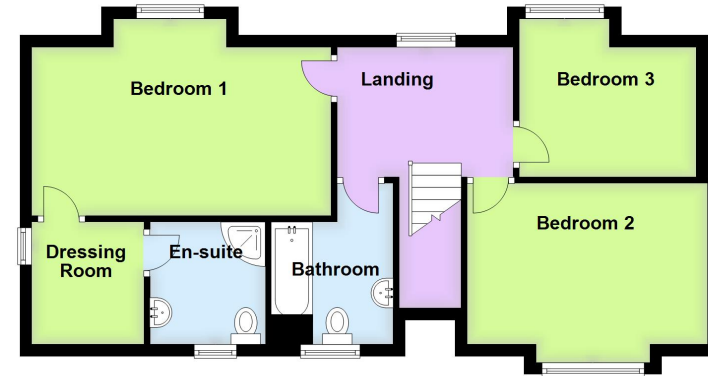
Ground Floor

Approx. 107.2 sq. metres (1154.0 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



Total area: approx. 165.7 sq. metres (1783.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(69-80)	C		
(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	