



**£675,000**

Alderney House, Main Road, Quadring, Spalding, Lincolnshire PE11 4PT

**SHARMAN BURGESS**



**Alderney House, Main Road, Quadring,  
Spalding, Lincolnshire PE11 4PT  
£675,000 Freehold**

**ENTRANCE LOBBY**

Having a partially glazed front entrance door, tiled floor, wall mounted coat hooks & a further glazed door leading to:-

**BREAKFAST KITCHEN**

Having solid wooden work surfaces, inset ceramic one & a half sink & drainer with mixer tap, extensive range of base level storage units, further drawer units, matching eye level wall units with glazed display cabinets & eye level corner display shelving. Rangemaster range with double oven, grill, warming tray, gas & electric hob & illuminated Rangemaster fume extractor above. Ornamental ceiling mounted beams, dual aspect windows & sliding patio doors leading out to a patio area. Tiled flooring, radiator, additional ceiling light points. Utility area with space for an American style fridge freezer, tiled floor, ceiling light point & access to the roof space.

**Walk in Pantry**

Having roll edge work surfaces, base level storage units, drawer units, matching eye level wall units, tiled floor, tiled walls & ceiling light point.

**OPEN PLAN LOUNGE DINING ROOM**

37' 0" (maximum) x 14' 8" (11.28m x 4.47m)

This expansive room benefits from dual aspect windows, French doors leading outside, dado rail, ornamental ceiling mounted beams & ceiling mounted lighting. Feature fitted log burner with tiled hearth & built in recessed boiler cupboard housing one of the property's gas central heating boilers. Door leading to:-

**FURTHER ENTRANCE LOBBY**

Having a glazed door leading to the front aspect, radiator, wall mounted lighting & wall mounted coat hooks.

Accessed via private electric double gates, this sprawling detached home is situated within grounds of approx. 1 acre (sts) with a sweeping gravelled driveway, various seating & entertaining areas & mature gardens to all sides. An undoubted feature to this well presented home is the large indoor swimming pool complex with hot tub & sauna. The accommodation is extremely flexible/versatile in nature comprising 4 primary reception rooms including an office; breakfast kitchen, 5 bedrooms, 3 of which have en-suite facilities all accessed off 2 separate staircases. There is a section which could provide ideal annexe living accommodation (subject to gaining relevant planning permission) comprising entrance hall with front door to the driveway, private kitchen, shower room, lounge (used as an office) & studio. This is also over 2 floors & the 2 rooms upstairs could be used as bedrooms subject to planning. The many advantages to this property are double garage (electric up & over door), a further single garage, bank of 40 solar panels on the swimming pool complex roof (to be sold with the property) & gas central heating running throughout (1 of the central heating boilers replaced by the current vendor within recent times). To fully appreciate a property of this type, viewing is essential with all seriously interested parties to contact the Sharman Burgess office to arrange a viewing.



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#### SITTING ROOM

26' 0" x 16' 4" (7.92m x 4.98m) (maximum measurements)

Also accessed off the lounge dining room. Having ornamental ceiling mounted beams, wall mounted lighting, ceiling mounted lighting, dual aspect windows, two radiators, further door leading out to the garden, telephone & television aerial points & a feature working fireplace.

#### STAIRS AND FIRST FLOOR LANDING

With an additional small staircase providing access to the roof storage area with an insulated tank & two electric immersion heaters within.

#### BEDROOM ONE

14' 6" x 14' 0" (maximum) (4.42m x 4.27m)

Having a window, radiator, ornamental ceiling beams, built in wardrobes comprising three doubles & one single door each with overhead storage lockers above & an additional double door built in shelved cupboard.

#### BEDROOM TWO

16' 9" x 15' 0" (5.11m x 4.57m) (maximum measurements taken at widest points)

Parts of this room have reduced head height. Having ceiling mounted beams, spotlights to ceiling, window, radiator & built in wardrobes. Door leading to:-

#### EN-SUITE SHOWER ROOM/FAMILY BATHROOM

13' 6" x 10' 10" (4.11m x 3.30m) (maximum measurements)

Having a large bath with mixer tap & further hand held shower attachment, wc, wash hand basin with mixer tap and vanity unit beneath & a shower cubicle with a wall mounted mans fed Trevi shower, lighting and extractor within. Split level with radiator, obscure glazed window, ceiling & wall mounted lighting, additional counter top with base level storage beneath & an electric shaver point.

#### BEDROOM THREE

15' 3" x 12' 9" (4.65m x 3.89m) (maximum measurements)

Having a window, radiator, ceiling mounted lighting & ornamental ceiling beams. A range of built in fitted bedroom furniture with low level storage with counter tops above, double wardrobe & single wardrobe.

#### SHOWER ROOM

Having a two piece suite comprising wash hand basin with mixer tap & tiled splash backs and a shower cubicle with tiling within, wall mounted electric shower, light & extractor fan. Electric shaver point.

#### ADDITIONAL ACCOMMODATION

The additional accommodation is self contained with entry doors from the driveway & also internally from the remainder of the property. This later addition comprises two storey accommodation & has modern neutral coloured decoration throughout.

#### Hallway

Having wood effect laminate flooring, coved cornice, ceiling recessed lighting, return staircase leading to the first floor with a cupboard beneath providing additional storage space & wall mounted digital timer for the central heating.

#### UTILITY ROOM

Having roll edge work surfaces with plumbing for an automatic washing machine beneath & space for a



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condensing tumble dryer, base level storage units, wall mounted replacement Baxi gas central heating boiler, wall mounted consumer unit for the electrics, wall mounted coat hooks & tiled floor.

#### BATHROOM

8' 6" x 7' 6" (2.59m x 2.29m) (maximum measurements)

Having a three piece white suite comprising wc with concealed cistern, P-shaped bath with wall mounted mains fed shower, fitted shower screen & wash hand basin with mixer tap & storage beneath. Non slip flooring, radiator, fully tiled walls, ceiling recessed lighting, obscure glazed window & extractor fan.

#### OFFICE

13' 4" x 8' 3" (4.06m x 2.51m) (maximum measurements)

Having a window & sliding patio doors leading out onto a patio area, wood effect laminate flooring, ceiling recessed lighting & radiator.

#### LOUNGE

31' 0" x 14' 0" (9.45m x 4.27m) (maximum measurements)

Having wood effect laminate flooring, coved cornice, ceiling recessed lighting, dual aspect windows, two radiators, feature electric fireplace with tiled hearth & wall recessed illuminated display alcoves. French doors leading out to a decked area.

#### STAIRS AND GALLERIED FIRST FLOOR LANDING

Having a radiator, access to the roof space & ceiling recessed lighting. Georgian style doors opening to a first floor balcony with a paved base, lighting & security railings.

#### BEDROOM FOUR

14' 3" x 19' 2" (4.34m x 5.84m) (maximum measurements)

Having dual aspect windows, two radiators & ceiling recessed lighting. Two walk in wardrobes with hanging rails & shelving within.

#### EN-SUITE SHOWER ROOM

15' 6" x 5' 0" (4.72m x 1.52m)

Comprising twin wash hand basins with mixer taps & an extensive range of storage beneath & to the left hand side, wall mounted mirrors with lighting, push button wc & a P-shaped shower cubicle with wall mounted mains fed shower & fitted shower screen. Heated towel rail, obscure glazed window & ceiling recessed lighting.

#### BEDROOM FIVE

14' 3" x 11' 7" (4.34m x 3.53m) (maximum measurements)

Having dual aspect windows, radiator & ceiling recessed lighting.

#### CONSERVATORY

36' 0" (10.97m) in length approximately

Accessed from the hallway. Being of uPVC glazed construction with a polycarbonate roof, tiled floor, radiator, built in counter tops with base level storage cupboards & a personal door leading to the double garage.

#### SWIMMING POOL COMPLEX

57' 0" x 40' 10" (17.37m x 12.45m) (approximate internal measurements)

Having an electronically heated swimming pool with depths ranging from approximately 3'6" to 8'6". A range of dual aspect windows & doors leading out to the garden. Hot tub (to be included within the sale). Cooking /preparation area with space for a barbecue or internal gridle. Open fireplace & a fitted log burner (to be included within the sale). In the corner of the room is a fitted brick built bar with a feature integrated base level fish tank.



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**SAUNA**  
 11' 5" x 6' 6" (3.48m x 1.98m) (maximum internal measurements)  
 Having split level seating & a heating unit included. Light within.

**Plant Room**  
 With filtration systems for the swimming pool, main distribution consumer unit for the property & controls for the solar panels. Personnel door leading to the double garage.

**DOUBLE GARAGE**  
 24' 0" x 20' 0" (7.32m x 6.10m) (maximum measurements)  
 Having an electrically operated remote control up & over double door; power, lighting, fitted work benches with storage beneath & wall mounted storage cupboard. Fitted stainless steel sink & drainer with hot & cold water above.

**ADDITIONAL CONSERVATORY**  
 21' 0" (maximum) x 13' 0" (6.40m x 3.96m) Accessed from the swimming pool complex.  
 Being of brick & UPVC double glazed construction with a polycarbonate roof, ceiling light point incorporating fan, sliding patio door leading outside & an additional set of French doors.

**TWO STOREY ADDITIONAL ACCOMMODATION**  
 Accessed from the driveway & from the swimming pool complex:-

**LOBBY AREA**  
 19' 8" x 6' 0" (5.99m x 1.83m) (maximum measurements)  
 Having a wall mounted electric heater, coved cornice, ceiling recessed lighting, roll edge work surface, base level storage units & further fitted larder style units.

**SECONDARY KITCHEN AREA**  
 13' 0" x 8' 3" (3.96m x 2.51m) (maximum measurements)  
 Having roll edge work surfaces with tiled splash backs, inset sink & drainer with mixer tap, base level storage units, drawer units, matching eye level wall units & corner display shelving. Plumbing for an automatic washing machine, integrated electric oven & grill, four ring electric hob & stainless steel fume extractor. Integrated fridge, coved cornice, ceiling mounted strip light, window & tiled floor.

**WALK IN SHOWER ROOM**  
 Accessed from the lobby area. Having non slip flooring, wc, pedestal wash hand basin, shower cubicle with a wall mounted electric shower & fitted shower screen. Extended tiled splash backs, coved cornice, ceiling recessed lighting & extractor fan.

**OFFICE ROOM**  
 17' 9" (maximum including staircase) x 15' 0" (5.41m x 4.57m)  
 Having wood effect laminated flooring, coved cornice, ceiling mounted lighting, wall mounted electric radiator & a door leading to the pool complex conservatory. Door leading to:-

**STUDIO**  
 17' 0" x 11' 7" (5.18m x 3.53m) (maximum measurements)  
 Having wood effect laminate flooring, French doors leading outside, wall mounted electric heater, coved cornice & ceiling mounted strip lights.





#### STAIRS AND FIRST FLOOR LANDING

Having a window & ceiling light point leading to two further rooms which could be used as office space or stores.

#### ROOM ONE

14' 7" x 11' 7" (4.45m x 3.53m)

#### ROOM TWO

11' 7" x 8' 0" (3.53m x 2.44m)

#### EXTERIOR

The property is accessed via electric double timber gates leading to the plot which is approximately 1 acre (subject to survey). Initially having a large gravelled driveway providing off road parking, hard standing for numerous vehicles with a feature sunken lily pond with rockery. The driveway provides access to both the double & single garages.

#### SINGLE GARAGE

14' 5" x 17' 3" (4.39m x 5.26m) (maximum internal measurements)

Having an up & over door, power and lighting.

#### DOMESTIC GARDENS

Initially having large sections of block paved & paved seating areas providing entertaining space with a purpose built pagoda with decked seating with low level lighting & a majority finished bar area (to be included within the sale) providing fantastic entertaining space.

The gardens are mature and predominantly laid to lawn interspersed with a variety of established trees and shrubs. To the rear right hand section is a large filtrated pond with water features. Filtration system & pumps to be included within the sale. Enclosed with a mixture of fencing & hedging & served with an array of outside power, lighting & water. To further sides of the garden are sections of lawn with decked seating areas with low level up lights & pagoda above & a feature climbing Wisteria. There are raised beds & borders containing plants & shrubs leading around back towards the front of the property which has a paved patio seating area, further sections of lawn & a fencing to the front boundary.

#### SERVICES

Mains water, electricity & gas are connected to the property. Gas central heating to the majority of the main property with radiators positioned as indicated within the particulars. Two central heating boilers & the swimming pool in electrically heated.

#### VENDOR'S NOTES

Potential purchasers should be aware that there are a large bank of 40 solar panels which are positioned on the swimming pool complex roof providing the vendor with a quarterly payment & these will be sold with the property.



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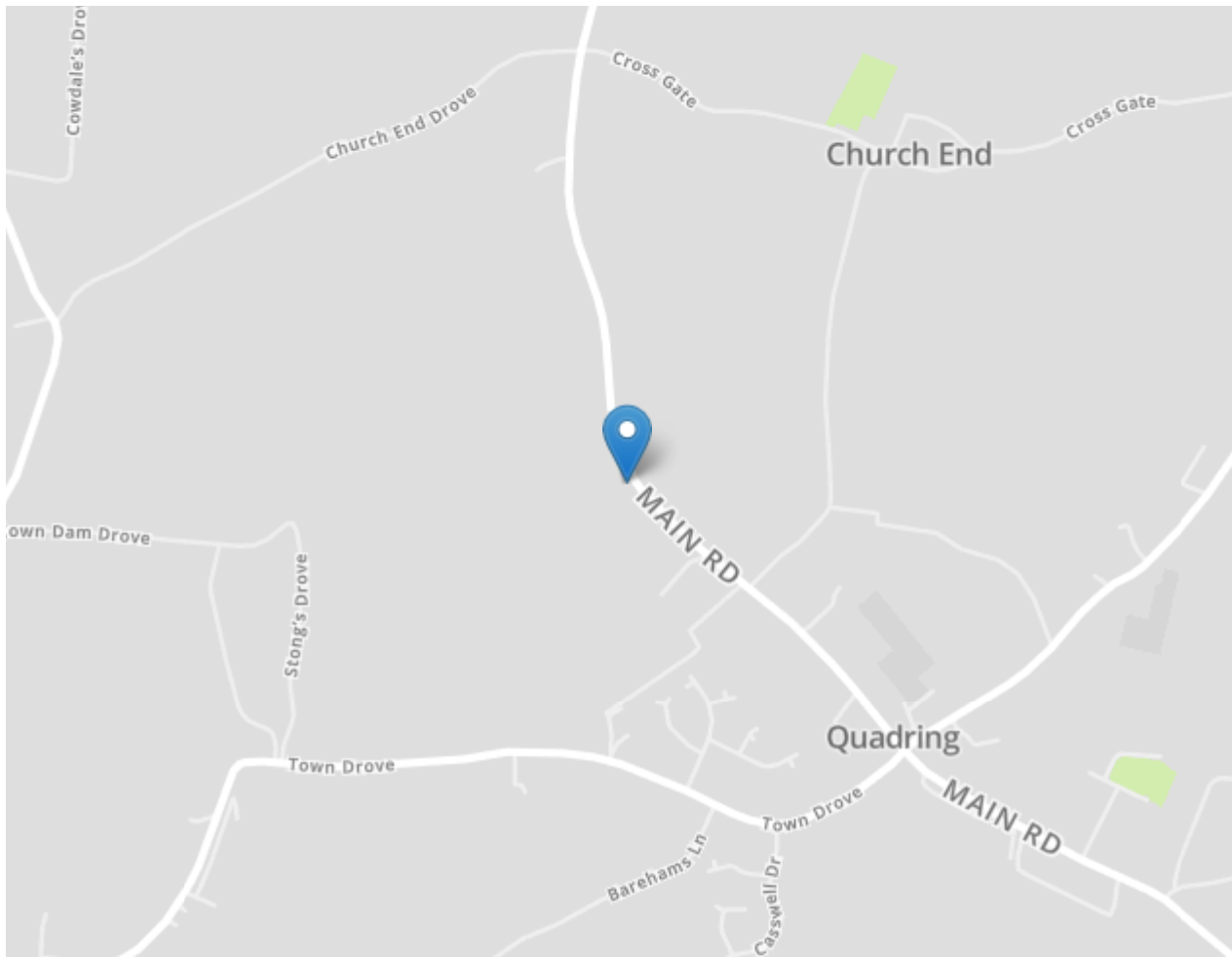
## AGENT'S NOTES

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.

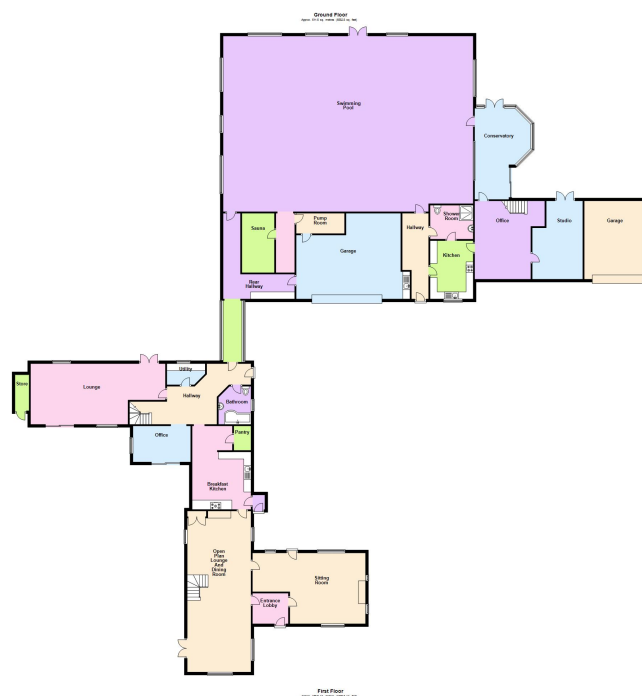
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.



**SHARMAN BURGESS**





First Floor  
1000 sq ft (93 sq m)



Total area approx. 7071 sq. metres (2523 sq. ft)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	