



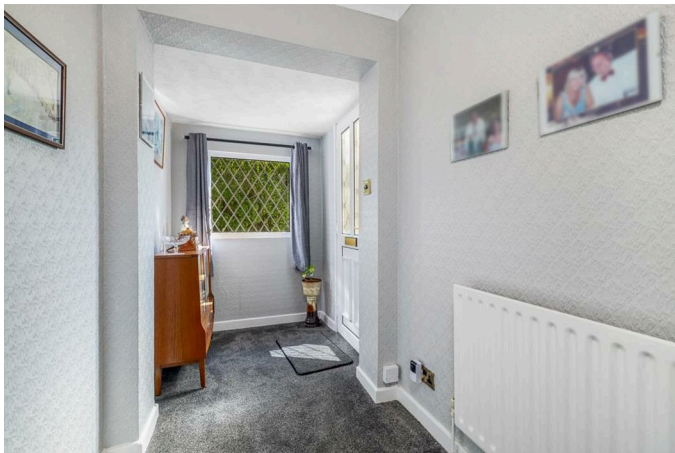
## Church View Water Gate, Quadring, PE11 4PY

**£285,000**

- Stunning views across the countryside
- Larger than standard plot
- Three double bedrooms
- High spec shower room
- Beautiful rear garden
- Two reception rooms
- Semi rural location
- No forward chain
- Well presented throughout
- Ample parking leading to garage with electric garage door

Stunning Views? Check.....Well-Presented Interior? Check.....Beautiful Gardens? Absolutely. What more could you want for your next move? This lovingly maintained bungalow is ready to welcome its new owner—someone who will care for it just as much as the current owners have. Offering three generously sized bedrooms, light-filled and well-flowing reception rooms, a high-spec shower room, and a neutral, well-equipped kitchen, this home truly has it all. Outside, you'll find ample parking to the front, leading to a garage with an electric door. The beautifully kept gardens creates a peaceful and private setting to enjoy the stunning Lincolnshire views. And the best part? No onward chain. This is a must-see bungalow that combines comfort, style, and space—book your viewing today!

**Entrance Hall 4'7" x 12'0" (1.42m x 3.66m)**



UPVC double glazed door to front and window to side. Radiator. Carpeted.

**Lounge 17'1" x 11'10" (5.23m x 3.63m)**



UPVC glazed window to front. Radiator. Feature brick fireplace with wooden mantel and tiled hearth with fitted multi fuel burner. Carpeted.

**Dining Room 11'10" x 8'4" (3.61m x 2.56m)**



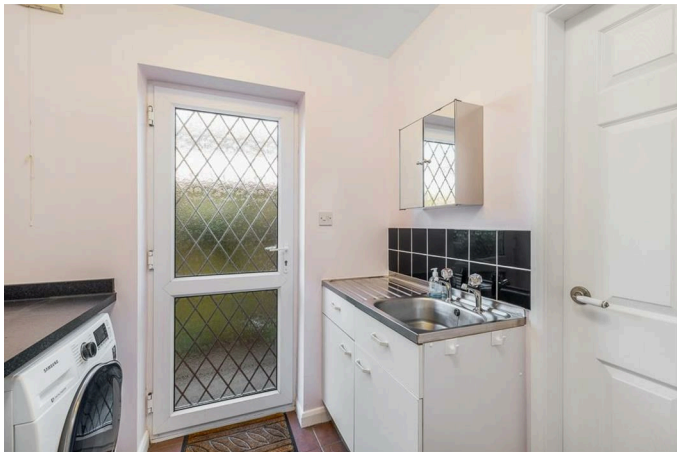
UPVC French doors to rear. Radiator. Storage cupboard with coat rail and shelving. Carpeted.

**Kitchen 10'5" x 11'8" (3.18m x 3.58m)**



UPVC window to rear. Tiled flooring. Double radiator. Matching range of base and eye level units with work surfaces over. Tiled splashbacks. Space for fridge freezer. Fitted slim-line Indesit dishwasher. Freestanding Rangemaster gas and electric cooker. Extractor hood over. One and a half bowl ceramic sink and drainer with mixer tap over.

**Utility Room 7'2" x 6'1" (2.19m x 1.86m)**



UPVC door to side. Tiled flooring. Matching base units with work surfaces over. Stainless steel sink with taps. Plumbing and space for washing machine. Extractor fan.

**Cloakroom 2'10" x 6'1" (0.88m x 1.86m)**



Double glazed window to side. Tiled flooring. Radiator. Toilet. Wash hand basin with tiled splashbacks. Fitted mirror.

**Bedroom 1 10'10" x 11'5" (3.32m x 3.48m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 2 13'5" x 7'11" (4.09m x 2.42m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 3 12'10" x 8'8" (3.93m x 2.65m)**

UPVC window to rear. Radiator. Carpeted.

**Shower Room 8'8" x 5'6" (2.66m x 1.70m)**

UPVC window to rear. Tiled flooring. Heated towel rail. Fully tiled walls. Toilet. Pedestal wash hand basin with mixer tap. Double shower cubicle with rainwater shower head and separate shower attachment. Airing cupboard off housing hot water cylinder with slatted shelving. Fitted mirror. Extractor fan.

**Outside**

Front: Gravelled driveway providing multiple off-road parking. There are shrub and tree borders, extensive lighting and gated access to both sides of the property leading into the rear garden.

To the right hand side of the property there is a further area laid to lawn with mature shrubs and trees which is accessed via a gate and is where the septic tank is situated there is also a gate leading into the rear garden.

Rear: Enclosed by fencing and hedging. Paved patio area. Decking area. Cold water tap.

**Garage 16'4" x 9'6" (5.00m x 2.92m)**

Up and over vehicular door. Power and light connected.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification

checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank drainage

Heating: Oil heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data.

Vodafone is Limited over Voice but None over 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: No

Restrictions: No

Public right of way: Side track - farmer has right of way.

Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: E52

### 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

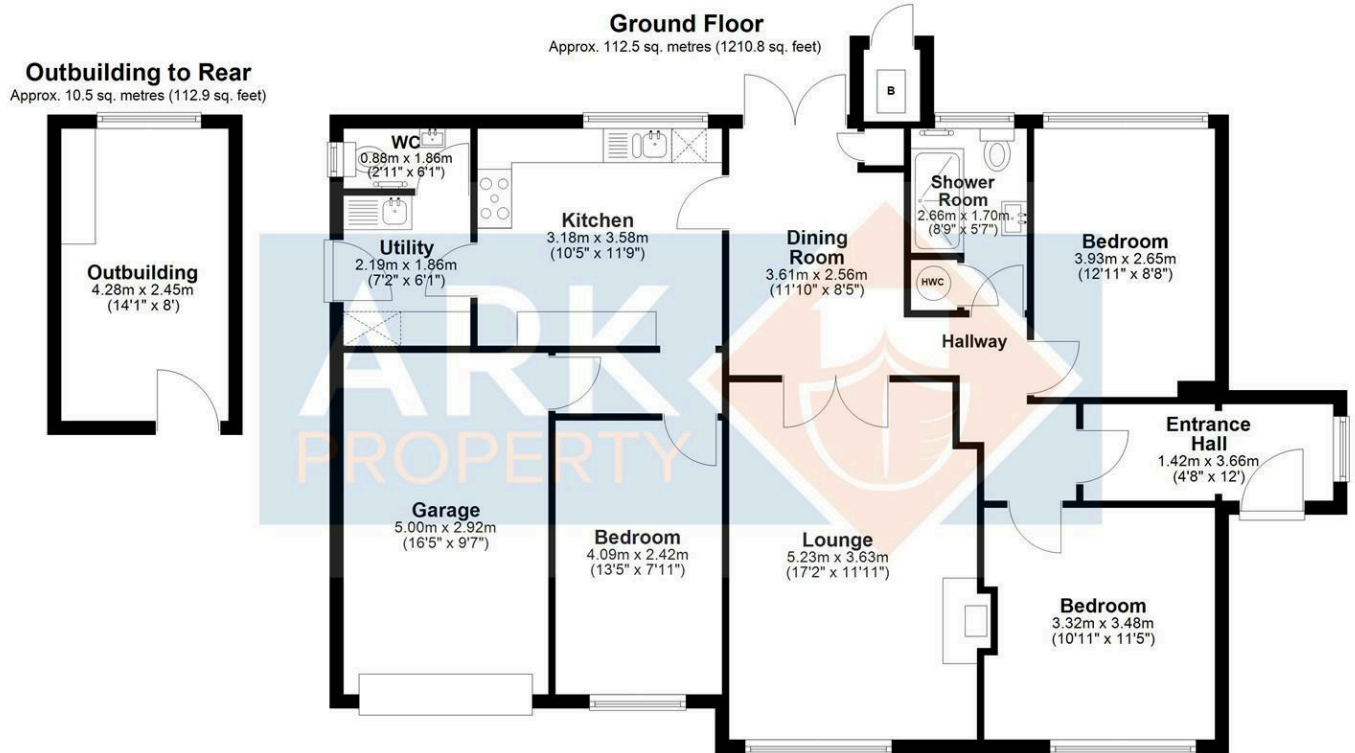
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

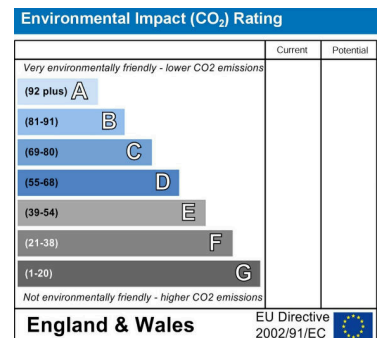
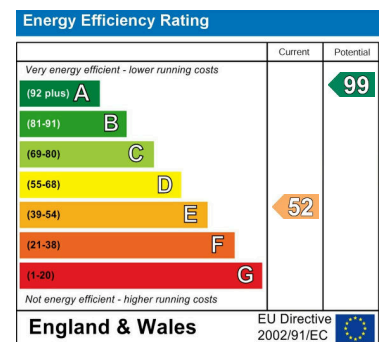


Total area: approx. 123.0 sq. metres (1323.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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