ARK PROPERTY









57 Water Gate,, Quadring, PE11 4PY

£270,000

- Double garage and off road parking
- Three double bedrooms
- Main bedroom with en-suite
- Open field views to front
- Established rear garden
- Character and charm
- Spacious flowing layout
- Quiet village setting
- Must view to appreciate the space
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
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6 New Road, Spalding, Lincolnshire PE11 1DQ

Extended - Stunning views - Spacious floorplan

This three bedroom semi-detached house in Quadring really stands out, with stunning field views to the front, a detached double garage, and a generous plot with plenty of outdoor space. Inside, there's a spacious lounge, a separate lounge diner, and a well-appointed kitchen with a central island. Upstairs, there are three genuinely spacious double bedrooms which is unusual for a property of this age, with the main bedroom benefitting from its own en suite. Outside, the plot shines with a detached double garage and lots of usable outdoor space. A home that really deserves to be viewed.

About The Home

Welcome to Watergate! A lovely home with a fantastic feel from the moment you walk through the door, stunning field views to the front, and the added benefit of a double garage.

As we come inside, to the left is a fantastic-sized room, currently being used as a beauty room, but with the flexibility to make it whatever works best for you — perhaps a home office, snug, or additional lounge.

Moving through to the right, we have this fantastic lounge diner. It's a really generous space with great proportions, a cosy feature fireplace, and double doors opening straight out onto the patio, creating a lovely connection with the garden.

From here, we flow through into the rear porch and then into this fabulous kitchen breakfast room. The kitchen features a central island, with plenty of space for a large dining table or even a relaxed seating area — making this a real hub of the home. There's also the added bonus of a really handy pantry and separate utility area.

Upstairs, there are three fantastic-sized bedrooms. The main bedroom is particularly impressive, with dimensions similar to the kitchen breakfast room downstairs, beautiful views across the garden, built-in wardrobes, and its own ensuite.

The remaining two bedrooms are both great-sized doubles, and I really love the landing space here too. It's a lovely generous area that could easily become a fantastic little home office or study space. There's also a good-sized family bathroom.

And then we head outside… The rear garden offers a lovely combination of space and privacy, with a good-sized lawn, established trees and shrubs, and an extended patio — perfect for entertaining, enjoying a morning coffee, or simply relaxing in the sunshine.

There's also a wraparound element to the garden, a handy vegetable-growing area, a shed, and a really lovely summer house with its own decking area — the perfect spot to sit back and unwind.

All in all, Watergate is a fantastic home with great space, lovely gardens, beautiful views, and a really welcoming feel throughout. It's one I'd definitely recommend coming to see for yourself — you won't appreciate the flow and space quite the same way until you walk through the door!

Entrance Hall

Entrance door. Stairs to first floor landing.

Office / Lounge 13'6" x 9'10" (4.12m x 3.02m)



PVC window to front. Radiator. Wash hand basin with cold water. Feature fireplace. Wooden flooring.

Lounge 13'5" x 11'11" (4.10m x 3.65m)



PVC window to front with views across the countryside. Brick fireplace with inset multi fuel burner. Built in cupboard. Radiators. Wood effect laminate flooring.



Dining Room 7'8" x 11'11" (2.36m x 3.65m)



Open from the lounge the dining room, a spacious area perfect for a good size dining table with double doors leading out onto the garden

Rear Porch

Rear porch area with a Pvcu door leading to the garden an opening leading to the spacious kitchen breakfast room

Kitchen/Breakfast Room 15'9" x 14'1" (4.81m x 4.31m)



Moving through to the kitchen breakfast area, we have a fantastic space with plenty of room for a dining table or a comfortable seating area. There's also the added convenience of doors leading through to a handy pantry and utility room, while the lovely views over the garden bring plenty of light and a great connection to the outside.

Utility/Cloakroom 5'2" x 6'4" (1.59m x 1.95m)



PVC window to front. Space and plumbing for

washing machine. Base unit with worktop space. Tiled flooring. Toilet. Sink unit with drainer and mixer tap.

First Floor Landing



Spacious landing area with views across the Lincolnshire countryside making this a great spot for a study area. Off the landing three great size bedrooms and a great size bathroom with alot of potential

Bedroom 1 15'8" x 14'1" (4.80m x 4.30m)



The main bedroom of the 3. Spacious and character with the exposed floorboards, this room is light and airy with a PVC window overlooking the rear garden, built in storage and a lovely size en-suite shower room.



En-suite 5'3" x 6'4" (1.62m x 1.95m)



PVC window to front. Three piece suite comprising shower cubicle with shower. Toilet. Wash hand basin with mixer tap set in vanity unit. Heated towel rail Wooden flooring. Fully tiled walls with a modern water boarding in the shower breaking up the neutral tiling and making it stand out.

Bedroom 2 13'5" x 11'10" (4.11m x 3.63m)



PVC window to front. Radiator. Built in cupboard. Feature fireplace. Loft access. Carpeted.

Bedroom 3 13'6" x 10'0" (4.12m x 3.06m)



PVC window to front. Radiator. Feature fireplace.



Bathroom 7'9" x 9'11" (2.37m x 3.03m)



This lovely bathroom already holds so much charm and wonderful potential, featuring a generous corner bath with a separate shower extension overhead, a neatly positioned white toilet, and a bright pedestal wash hand basin, all set upon warm, practical wood effect vinyl flooring that brings a lovely natural feel to the space. The half panelled walls are a beautiful feature that really makes the room pop with timeless character, while a useful built in airing cupboard and sleek spotlights add both function and a warm, welcoming glow throughout. With just a little vision and some careful tweaking, this bright, spacious room has all the right foundations to become something truly special.

Outside



To the front, you're welcomed by a paved area that leads to a spacious gravel driveway. To the left, two up and over single doors provide access to a generously sized double garage, while a

convenient path leads to both the side gate and the front door. Completing the front is an attractive lawn area adding a lovely touch of colour, alongside beautiful mature borders brimming with established plants.

At the rear, the outdoor space is truly impressive, a large lawn and a substantial patio area ideal for entertaining, plus a charming little decking spot right beside the summer house, a wonderfully cute space made all the more welcoming with outside lighting. There's also a useful shed and a neatly sectioned allotment area, perfect for anyone who loves growing their own produce. Thoughtfully planted with mature trees, shrubs and borders, this is a garden that comes alive with colour and character as the seasons gently change. A generous wraparound plot like this is truly rare to come by.



Double Garage 18'2" x 21'10" (5.55m x 6.68m)



Twin up and over doors. Two windows to side. Personnel door to side.

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: A
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: Wood/multi fuel burner
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 and 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 Double Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - 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: C73

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.

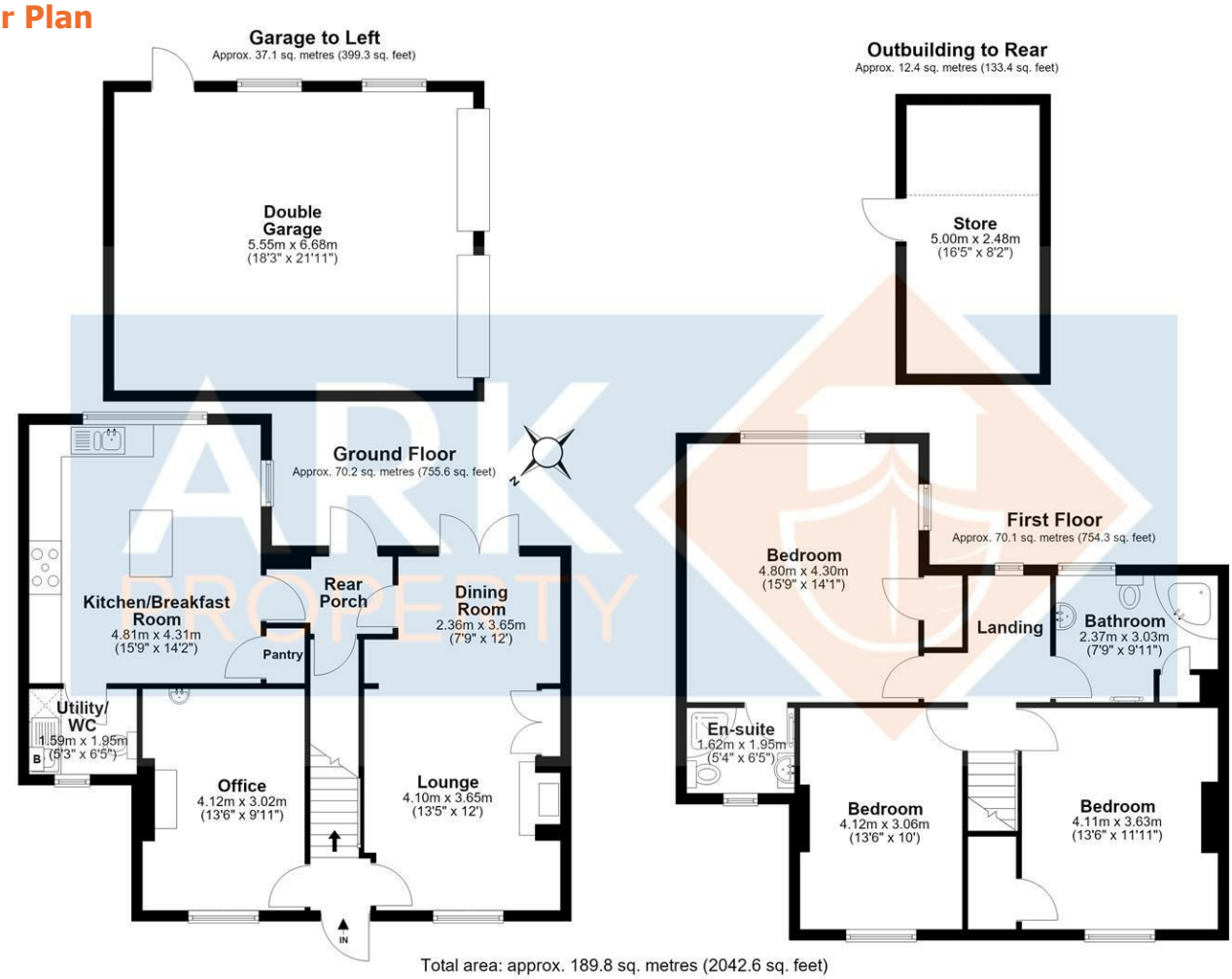
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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



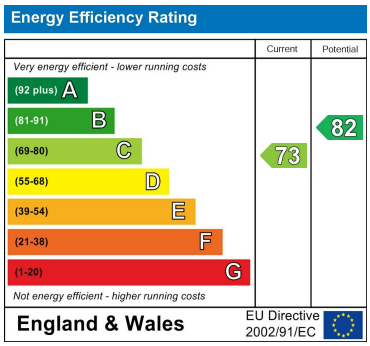
Total area: approx. 189.8 sq. metres (2042.6 sq. feet)

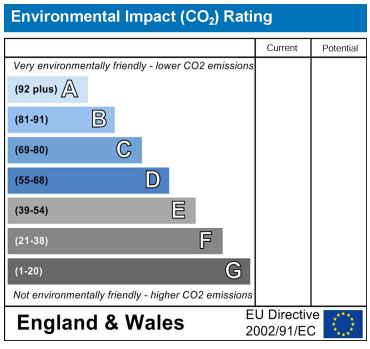
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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