



Cedar Close,Quadring Spalding PE11 4GP

welcome to

Cedar Close, Quadring Spalding

Three double bedroom executive detached bungalow, 7 YEARS LEFT ON NHBC. Open plan kitchen living dining area & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Block paved driveway providing ample parking, DETACHED DOUBLE GARAGE WITH ADJOINING GARDEN ROOM & spacious private gardens



Entrance Hall

Having loft access. LVT flooring. Built-in cupboard with wall mounted boiler.

W/C

3' 3" x 8' 4" (0.99m x 2.54m)

Comprising of a W/C. Pedestal sink. Extractor. Heated towel rail. LVT flooring.

Kitchen/ Diner/ Lounge

27' 6" x 23' 5" (8.38m x 7.14m)

Having wall and base units. One and a half bowl sink. Solid wood surfaces. Integrated electric oven, grill, five ring gas hob, stainless steel extractor, dishwasher, fridge freezer, bins. Central island with four seater breakfast bar, storage, solid wood surface and built-in wine fridge/cooler. LVT flooring.

Utility Room

8' 4" x 8' 3" (2.54m x 2.51m)

Having wall and base units. Single bowl sink. LVT flooring. Door to the garden. Space for a washing machine and tumble dryer.

Bedroom One

11' 5" x 17' (3.48m x 5.18m)

En Suite

3' 11" x 9' 8" (1.19m x 2.95m)

Comprising of a W/C. Inset sink. Double shower cubicle with dual head thermostatic shower. Extractor. Heated towel rail. Partly tiled walls. LVT flooring.

Bedroom Two

11' 4" x 10' 7" (3.45m x 3.23m)

Bedroom Three

13' 4" x 12' 10" (4.06m x 3.91m)

Being used as a second lounge.

Bathroom

7' 3" x 8' 3" (2.21m x 2.51m)

Having a W/C. Inset sink. Double shower cubicle with dual head thermostatic shower. Extractor. Heated towel rail. Shaving point. Partly tiled walls. LVT flooring.

Garden Room

7' 7" x 9' 1" (2.31m x 2.77m)

Having power.

Double Garage

20' x 20' 2" (6.10m x 6.15m)

Comprising of an electric powered door. Power and lighting. Side door leading to the garden. EV charging point.

Exterior

Front: Block paved drive having ample parking. Side gate to the rear. Outside power.

Side: Having a lawn. Paved seating area. Circular paved area.

Rear: Enclosed by fencing. 'L' Shaped lawn with borders. Three raised beds. Timber shed having power. Greenhouse. Paved seating area. Rear paved seating with timber pergola. Outside tap and power.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Cedar Close, Quadring Spalding

- IMMACULATLY PRESENTED MODERN THREE BEDROOM DETACHED BUNGALOW
- OPEN PLAN KITCHEN DINING LIVING AREA & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & ADDITIONAL WC
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE WITH ATTACHED GARDEN ROOM
- SPACIOUS & PRIVATE ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113353 - 0005

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