

3 Bed Semi-Detached In St. Anthony Close Quadring, Spalding, PE11 4FG

£86,000





SHORT DESCRIPTION

Property Ref: 15104 A Light-Filled 3-Bedroom Semi-Detached Home in a Quiet Village Setting — 40% Shared Ownership Welcome to St. Anthony Close, Quadring, Spalding, PE11 — a wonderful opportunity to step onto the property ladder with this well-presented three-bedroom semi-detached house, offered on a 40% shared ownership basis. Located in the peaceful village of Quadring, this delightful home benefits from a double driveway, excellent transport links, and close proximity to a variety of local amenities. Families will especially appreciate its location within the catchment area of the highly regarded Quadring Cowley & Brown's Primary School, ranked in the top 10 primary schools in the county by the Real Schools Guide 2020. The accommodation comprises: Spacious entrance hall with laminate flooring and an under-stair storage cupboard. A bright and generously sized living room, ideal for relaxing or entertaining. A modern kitchen/diner with plenty of room for family meals and gatherings. Upstairs, the property offers two spacious double bedrooms and a third single bedroom, all with fitted carpets and flooded with natural light. A well-appointed family bathroom featuring a three-piece suite with a wash hand basin, bath with overhead shower and screen, and tasteful tiled splashbacks. The landing includes a carpeted staircase, airing/storage cupboard, and loft access for additional storage. Outside, the front of the home offers a private double driveway and side gate access to the enclosed rear garden—a blank canvas with potential to personalise and make your own peaceful retreat. Warm and welcoming throughout, this home benefits from great insulation and retains heat well, making it comfortable all year round. With good bus links and easy access to main roads and motorways, this charming home offers a perfect balance of village life and convenience. Don't miss out on this fantastic opportunity—ideal for first-time buyers or small families. Property Type: Semi-detached Full selling price: £215000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £86000.00 Monthly rent based on 40% share: £432.12 Staircasing allowable: Yes Remaining lease (In Years): 987 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £288.12 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Rear Garden, Enclosed Garden Parking: Driveway Heating Type: Gas Central Heating Possession of the property : Occupied..

3

Bed Room(s)

2

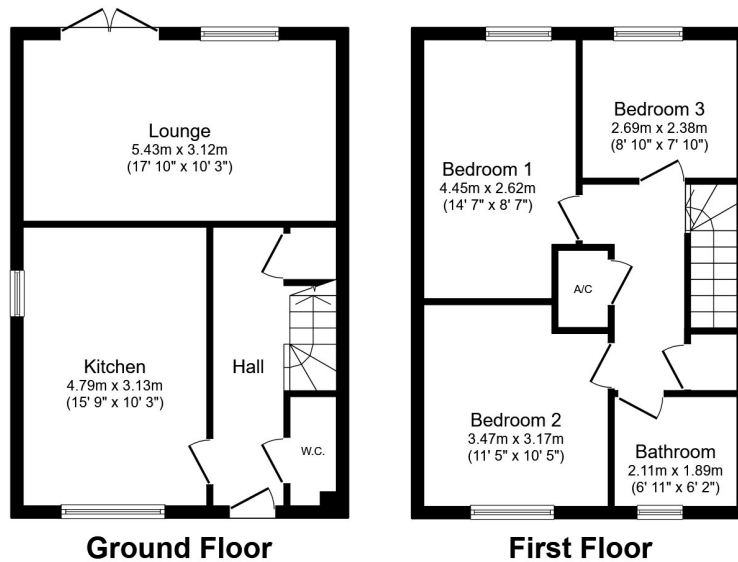
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 86.2 sq.m. (928 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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