

Pygott & Crone

Plot 5 New Bungalows, Water Gate

Quadring, Spalding, Lincolnshire, PE11 4PY

£415,000

3 Bedroom Detached Bungalow

- Freehold
- Exclusive development of just seven detached bungalows
- Designed for comfortable and practical living
- Underfloor heating throughout
- High-quality fitted kitchens with quartz worktops
- Level-access thresholds
- Single or double garages with electric doors
- Solar PV panels and EV charging points
- Peaceful village location in Quadring
- EPC Rating - TBC, Council Tax Band - TBC





Overview

Three Bedroom Detached Bungalow Type A, Plot 5 with single garage - an impressive three-bedroom detached home, available with a single. Thoughtfully designed to combine contemporary style with practical living, this superb bungalow offers spacious, light-filled accommodation throughout.

The property opens into a welcoming entrance hallway leading to three well-proportioned bedrooms, including a luxurious principal bedroom featuring a private en-suite shower room. A stylish main bathroom serves the remaining bedrooms, while a separate utility room provides additional convenience and functionality.

At the heart of the home is a beautifully designed high-specification kitchen diner, flooded with natural light via bi-folding doors that open onto the garden, creating an ideal space for both everyday living and entertaining. The generous lounge also benefits from bi-folding doors, seamlessly blending indoor and outdoor living.





Internally, each home is finished to an excellent standard, featuring elegant oak internal doors and high-quality flooring throughout. The contemporary fitted kitchens are complemented by premium quartz worktops, upstands and hob splashbacks, alongside a comprehensive range of integrated appliances including a fridge freezer, dishwasher, induction hob, cooker hood, and a compact oven with integrated microwave. Undermounted composite sinks add to the sleek and modern finish. The separate utility room continues the high specification, offering additional quartz work surfaces, composite sink, and dedicated space for laundry appliances.

Bathrooms and en-suites are equally well-appointed, incorporating modern sanitaryware, vanity units to main bathrooms, bath with shower facilities, and dedicated en-suite shower enclosures.

Designed with sustainability and modern living in mind, each home benefits from underfloor heating throughout, powered by an energy-efficient air source heat pump. Further enhancing energy performance, the property includes 3kW solar photovoltaic panels. Every home is also equipped with an electric vehicle charging point and is gigabit fibre broadband ready (subject to purchaser contract).

An Exclusive Development of Seven High-Quality Bungalows in Quadring, Lincolnshire. Pygott & Crone and Clarke Group Construction are proud to present a limited and thoughtfully designed development of just seven brand new detached bungalows, located within a private cul-de-sac in the sought-after village of Quadring, Lincolnshire. Scheduled for completions Spring & Summer 2026, this exclusive scheme offers a rare opportunity to acquire a premium new-build bungalow in a peaceful village setting.

The development comprises a selection of two and three bedroom detached bungalows, arranged in three distinct architectural styles, each benefitting from a single or double garage depending on plot. Designed with modern living in mind, the properties combine attractive external finishes with practical, high-specification interiors.

Externally, the development is equally well considered. Properties will feature composite external doors, Agate Grey uPVC windows, and aluminium bi-fold doors opening onto private rear gardens. Roof finishes vary across the site, with a mix of dark grey slate-effect tiles and orange clay pantile-effect tiles, creating visual interest. Traditional detailing includes corbelled brickwork and black rainwater goods.

Each plot benefits from block-paved driveways, electric garage doors, level thresholds to front doors for easy access and landscaped gardens with topsoil and seed. Boundaries are defined by a mix of brick garden walls, timber fencing, and hedging, while the private road is finished in tarmac. The scheme also incorporates built-in bird and bat boxes, reflecting a commitment to biodiversity.

All properties are connected to mains water and electricity, with foul drainage to the main sewer in the road.

This small, carefully planned development offers an exceptional opportunity for downsizers, or those seeking single-storey living without compromise, set within a well-connected Lincolnshire village environment.

PLEASE NOTE: Please note all specification is subject to change. Floorplans and measurements are taken from architectural drawings and are for guidance purposes only. Computer generated images are not to scale and are for identification purposes only. Final finishes and materials may vary and landscaping is illustrative only. Please make sure you discuss final designs and layouts with us before reserving. Reservation fee applicable, £1,000.

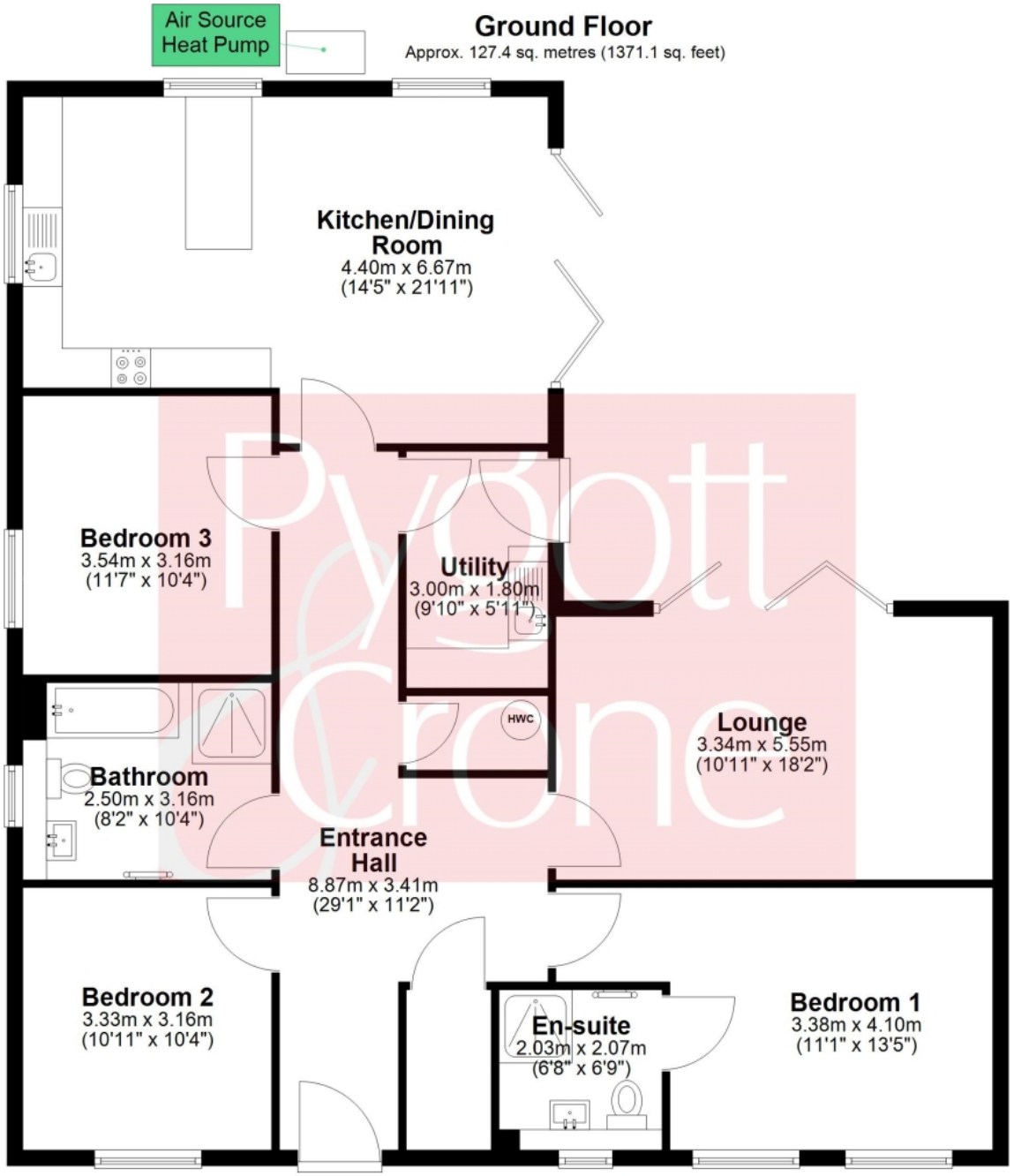
Agents Note:- Management Company Costs are £428 per year.




04
05
06
SOLD
07
03
02
SOLD







Total area: approx. 127.4 sq. metres (1371.1 sq. feet)

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









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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Joe Kuhn
Mortgage Adviser
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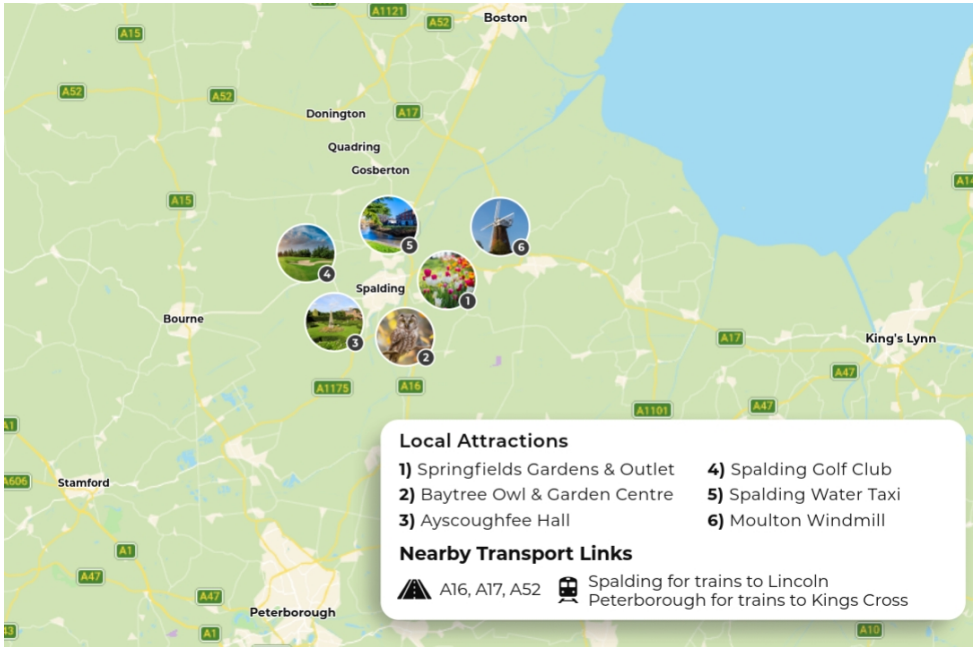
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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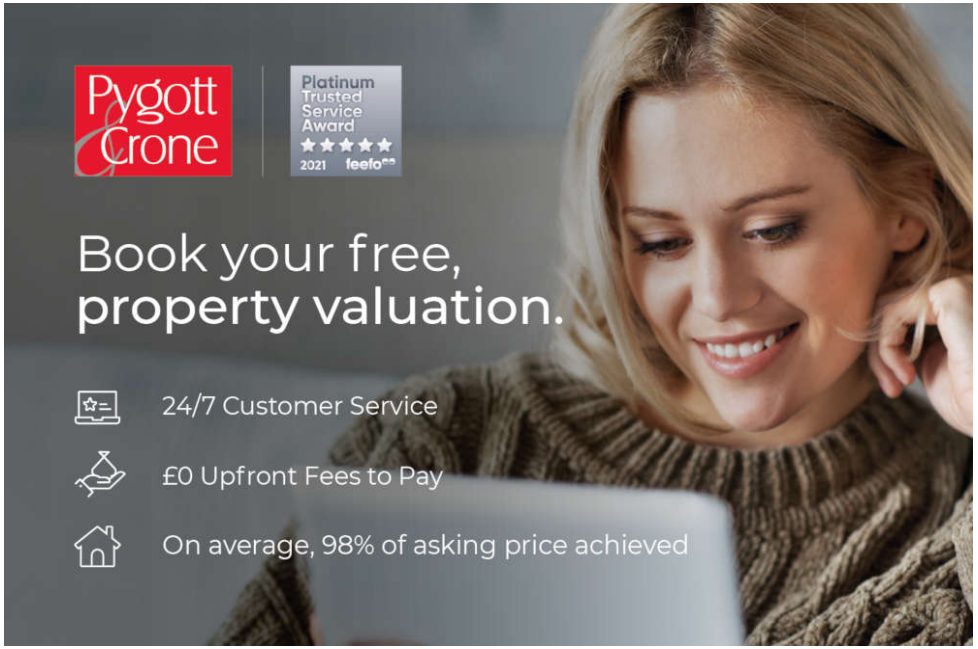
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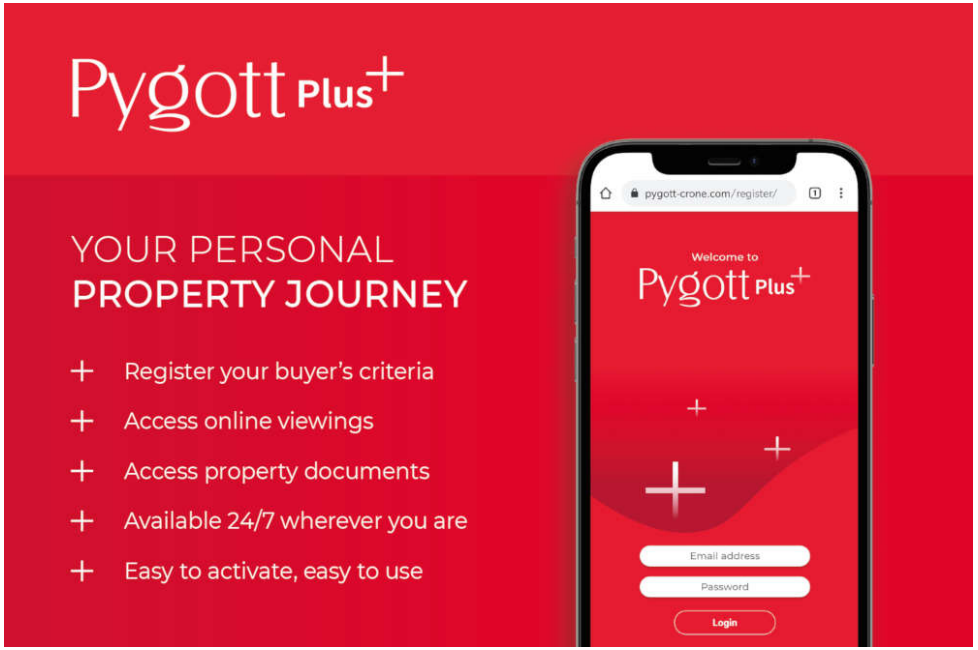
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Plot 5 New Bungalows, Water Gate, Quadring
is on the market with our Spalding branch

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