



Robbakat, Town Drove
Quadring Fen, Quadring Fen, Spalding, PE11 4QP

£335,000

3 Bedroom Detached House

- Freehold
- No immediate Neighbours
- Extended Detached Cottage
- Four Insulated Double Kennels
- Dining Kitchen
- Family Bathroom and Downstairs WC
- Three Bedrooms, En Suite to Main Bedroom
- Gated Entrance, Timber Workshop
- Double Garage and Multiple Off Road Parking
- Spacious Lounge with Log Burner
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Robbakat, Town Drove, Quadring Fen, Quadring Fen, Spalding, PE11 4QP](#)



Overview

Lying in the Lincolnshire Fens, set within the semi rural village of Quadring Fen, Pygott and Crone are delighted to market this extended detached cottage, a spacious family home which enjoys no immediate neighbours and far reaching open field views of the countryside. Offering rural tranquillity yet being conveniently located within easy reach of nearby villages of Quadring, Donington and Gosberton. Oozing charm, having spacious rooms and a generous plot approx. 0.20 acre, a viewing is advised.

This wonderful property offers Front Entrance Porch, triple aspect light and bright Lounge with Study Area and having a log burner, stairs off and door to the dual aspect Dining/Kitchen with integral appliances, Utility Room and Downstairs Cloakroom. To the first floor there are Three Bedrooms with an En-Suite to the Main Bedroom and the Family Bathroom.

Outside, the property sits on 0.20 acre and benefits from a gated driveway. There is off road parking for several vehicles, a double garage with electric door, timber workshop, a patio area, enclosed gardens, four insulated double kennels with runs and three sheds with lights.

The property further benefits from double glazing throughout and newly fitted oil fired boiler in 2025.





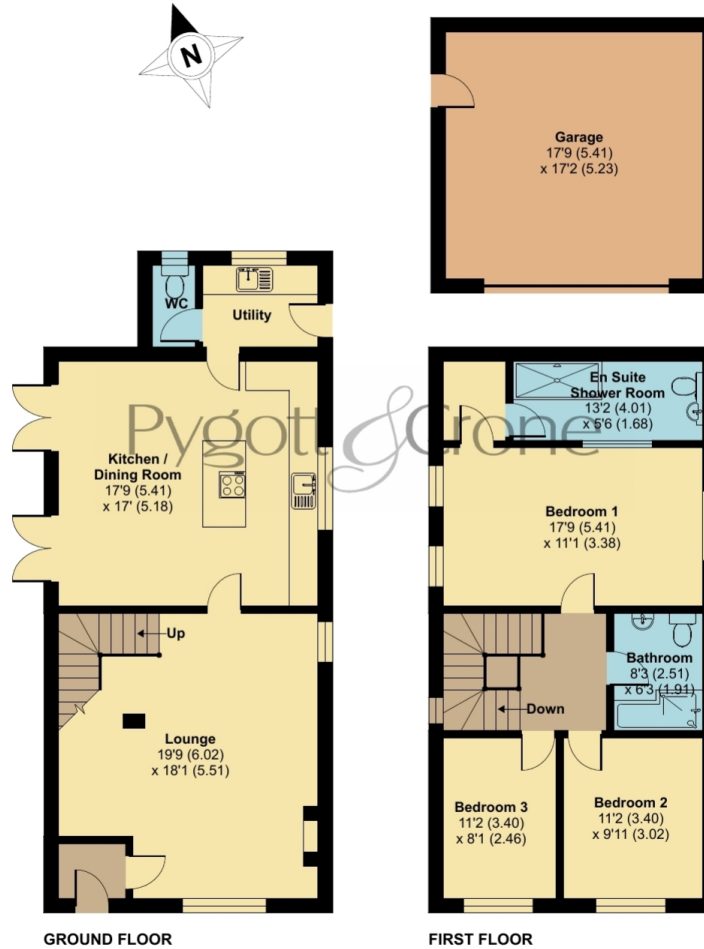
Town Drove, Quadring Fen, Spalding, PE11

Approximate Area = 1421 sq ft / 132 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 1727 sq ft / 160.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025. Produced for Pygott & Crone. REF: 1420729



Location



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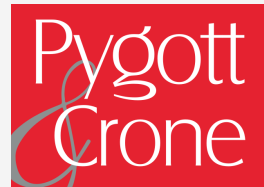
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Robbukat, Town Drove, Quadring Fen
is on the market with our Spalding branch

10 Bridge Street, Spalding PE11 1XA

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