



Hobart House, 83 Main Road
Quadring, Spalding, Lincolnshire, PE11 4PW

£435,000

4 Bedroom Detached House

- Freehold
- Detached Edwardian Home
- Sitting on 0.21 acre plot
- Gated Driveway
- 4 Bedrooms
- Three Reception Rooms
- Kitchen and Utility Room
- Bespoke Garden Room
- Detached Double Garage/Workshop
- Popular Village Location
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Hobart House, 83 Main Road, Quadring, Spalding, Lincolnshire, PE11 4PW](#)



Overview

Being full of charm and character, nestled in the heart of the popular village of Quadring, this impressive four bedroom Edwardian residence effortlessly combines period elegance with flexible and generous living space. Sitting on a good size 0.21 acre plot, the property is approached via a gated driveway with ample parking and has a double garage/workshop with power and water. There is also pedestrian gated access to the front entrance door.

Set behind a traditional frontage, the property has been lovingly restored by the current owners. Upon entry it immediately showcases its heritage with classic Edwardian architectural features, including original tile flooring, period fireplaces, exposed floorboards, high ceilings, tall sash style windows and beautifully proportioned rooms throughout. Inside, the spacious layout offers versatile accommodation ideal for families or those seeking character and comfort in equal measure.



The ground floor boasts a welcoming entrance hall leading to two substantial bay fronted reception rooms, each with a fireplace and filled with natural light, perfect for both formal entertaining and relaxed family living. A kitchen/breakfast room provides ample workspace and storage, with plenty of room for dining and social gatherings. This has a door to the bespoke conservatory which gives access to additional practical spaces such as a utility area and cloakroom to enhance everyday convenience. In addition there is a garden room enjoying full length windows overlooking the rear gardens.

Upstairs there are three generously sized double bedrooms offering excellent proportions. A recently fitted, large family bathroom serves the first floor.

Externally, the property continues to impress with a sizeable rear garden, ideal for outdoor entertaining, gardening enthusiasts, or family activities. The plot offers privacy and potential, while ample off road parking adds further appeal.

Located within easy reach of local amenities and well positioned for access to nearby market towns and transport links, this substantial Edwardian home presents a rare opportunity to acquire a character property of scale and charm in a sought after village setting.

Early viewing is highly recommended to fully appreciate the space, character, and lifestyle on offer.

Agents Note: Vendor advises that there is fttp broadband connected with speeds up to 1Gb/s. Currently achieving speeds of around 950Mb/s on a PC. Ethernet connection to the garden room and garage. Property benefits from smart, interconnected smoke and /or heat alarms in every room.





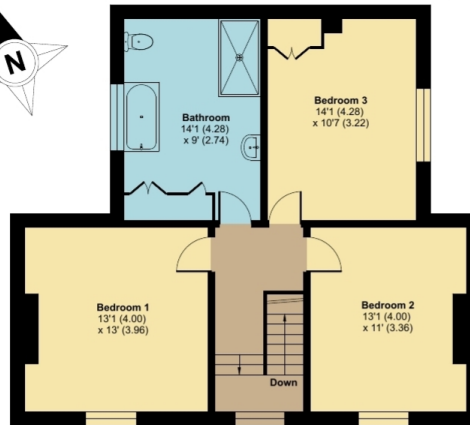
Main Road, Quadring, Spalding, PE11

Approximate Area = 1983 sq ft / 184.2 sq m

Garage = 364 sq ft / 33.8 sq m

Total = 2347 sq ft / 218 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1423795



Location



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Hobart House, 83 Main Road, Quadring
is on the market with our Spalding branch

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