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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



16 The Reservoir, Surfleet Seas End PE11 4DJ

Offers in the Region of £200,000 Freehold

- Individual Property
- River Frontage
- 2/3 Bedrooms
- Ample Parking
- Secluded Garden

Stunning single storey dwelling with frontage to Surfleet Reservoir for boating/fishing facilities and a host of wildlife and water fowl. Individual property with 2/3 bedrooms, kitchen/breakfast room, dining room, sitting room, bathroom. Garage, ample parking and attractive secluded vegetable garden. Convenient for Spalding and Peterborough. Must be viewed.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

Through the part glazed UPVC entrance door into:

ENTRANCE PORCH

Wall mounted electric light, inner door leading to:

BREAKFAST KITCHEN

18' 4" x 10' 9" (5.6m x 3.29m) Extensive range of shaker style units comprising base cupboards and drawers beneath the worktops with inset one and a quarter bowl single drainer enamel sink unit with mono block mixer tap, tiled splashbacks, eye level wall cupboards, plumbing and space for washing machine, tumble dryer and space for fridge freezer etc. Recessed electric cooker, dual aspect with 2 UPVC windows to the side and on to the rear, glazed double doors opening into:



DINING AREA

12' 5" x 10' 9" (3.81m x 3.28m) Ceiling light, electric night storage heater, fitted carpet, panoramic UPVC window overlooking the river.

SITTING ROOM

18' 7" x 10' 8" (5.67m x 3.27m) Night storage heater, ceiling light, 2 windows overlooking and sliding patio doors opening into:

COVERED PORCH/VERANDAH

16' 8" x 3' 7" (5.1m x 1.1m) 2 ceiling lights, UPVC French doors, UPVC windows overlooking and opening on to the patio and garden and the Bank of the Reservoir. Direct access into:



BEDROOM 3/STUDY

12' 8" x 8' 4" (3.87m x 2.55m) UPVC windows to the rear and side elevations, night storage heater, ceiling light.

Also from the Sitting Room a door gives access into:

INNER HALLWAY

Large walk-in Airing Cupboard with hanging rails and shelving providing useful storage space and doors arranged off to:

BEDROOM 1

16' 7" x 9' 10" (5.08m x 3.00m) 2 UPVC windows to the rear, almost full width range of mirror fronted wardrobes, electric night storage heater, 2 ceiling lights.

BEDROOM 2

10' 3" x 9' 10" (3.13m x 3.00m) UPVC window to the rear, ceiling light, electric night storage heater.



BATHROOM

11' 10" x 7' 6" (3.62m x 2.30m) maximum Panelled bath, wash hand basin, low level WC, independent tiled shower cabinet with Triton shower, obscure glazed window, ceiling light, electric night storage heater.

EXTERIOR

Approached along the roadway leading along the western side of the Reservoir, No. 16 has a delightful plot with extensive frontage to the Reservoir, patio area and grassed bank with seating. To the rear there is a gravelled parking area with space for several cars, concrete sectional garage and timber garden shed. 12 Solar Panels installed 2014 (pay back from Eon in 2020 was £650 for 9 months) Gated access to:



SECRET GARDEN

A large, delightful vegetable garden with 7 raised beds, fruit trees, 2 sheds, greenhouse, Wendy House and seating areas. A delightful oasis.

DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 3.5 miles passing Spalding Golf Course (Surfleet) and then taking the next right hand turning signposted Surfleet Seas End. Proceed along this road following the sharp left hand bend and then take a right hand turning into Reservoir Road. Continue for a round three quarters of a mile (with the River on your right) then take a right hand turning signposted Surfleet Reservoir.



Along with local fishing and boating opportunities, the Ship Inn Pub/Restaurant is a short walk from the property and there are plenty of local lanes for dog walking, bird watching etc. Surfleet has amenities including a primary school, public house/restaurants, shop, Church and is also home to Spalding Golf Course. The Georgian market town of Spalding is 4.5 miles from the property offering a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The cathedral city of Peterborough is a further 18 miles offering a fast train link with London's Kings Cross minimum journey time 46 minutes.



TENURE

Freehold

SERVICES

Mains water and electricity. Private drainage.
12 Solar Panels (installed 2014).

COUNCIL TAX BAND

Band TBA

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: S10739

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

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5 New Road
Spalding
Lincolnshire
PE11 1BS

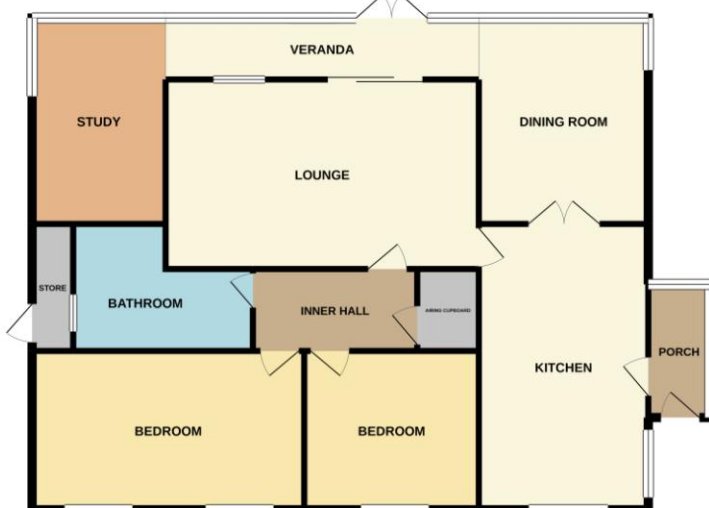
CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1274 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, voids, stairs and all other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustration purposes only and should be used as such by any prospective purchaser. The structure, contents and appliances shown hereon are not intended to be guaranteed as to their condition or existence or to be given. Made with software ©2021