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## 40 Station Road, Surfleet PE11 4DA

### £440,000 Freehold

- Detached Dormer Bungalow
- Generous Sized Garden
- 4 Double Bedrooms
- Open Plan Living/Dining/Kitchen Area
- Separate Sitting Room and Conservatory

Spacious and versatile fully modernised detached dormer bungalow with extensive ground floor accommodation including 3 double bedrooms, bathroom, utility room, study, conservatory, sitting room and large open plan living/dining kitchen along with a master bedroom with en-suite shower room to the first floor. Generous sized established gardens, ample off-road parking, tandem garage. Inspection highly recommended. NO ONWARD CHAIN

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### **ACCOMMODATION**

Composite UPVC part glazed external entrance door with similar side panel to:

#### **ENTRANCE PORCH**

6' 6" x 4' 8" (2.00m x 1.43m) With internal front door opening into:

#### **RECEPTION HALL**

15' 0" x 5' 10" (4.58m x 1.78m) Karndean flooring, ceiling spotlights, radiator, modern fuse board/consumer unit, storage cupboard with hanging rail, smoke alarm, staircase off, double doors to:

#### **SITTING ROOM**

13' 10" x 13' 11" (4.24m x 4.25m) UPVC bay window to the front elevation, dual aspect with window to the side elevation. Range of wall lights, telephone point, radiator, smoke alarm, tiled hearth, wooden mantle and fireplace with open grate. Glazed double doors to:



#### **DINING AREA**

14' 11" x 12' 2" (4.55m x 3.71m) Karndean flooring, coved cornice, range of spotlights, wall lights, smoke alarm, radiator, UPVC window to the side elevation, recently installed modern efficient multi fuel log burner, direct access into:

#### **KITCHEN/FAMILY ROOM**

18' 10" x 12' 1" (5.75m x 3.69m) Superbly fitted with an extensive range of contemporary units, integrated Neff double oven and induction hob, space for American style fridge freezer, extractor hood, central bar/island with integrated breakfast bar and integral cupboards beneath. Extensive range of base and wall units, roll edged Quartz worktops, sink unit, radiator, spotlights, Karndean flooring, direct access into:

#### **STUDY**

11' 10" x 5' 11" (3.61m x 1.81m) Karndean flooring, radiator, ceiling light, UPVC window to the side elevation, sliding UPVC doors into:

#### **CONSERVATORY**

19' 1" x 14' 7" (5.83m x 4.47m) UPVC windows to the side and rear elevations, LED light, radiators.

Also from the Kitchen access to:

#### **UTILITY ROOM**

11' 10" x 8' 9" (3.62m x 2.69m) Units matching those in the Kitchen with an extensive range of base cupboards and drawers, eye level wall cupboards, roll edged worktops, Karndean flooring, sink unit, plumbing and space for washing machine and space for tumble dryer, Airing Cupboard housing the gas fired central heating boiler. Water softener, UPVC window to the side elevation and part glazed external entrance door, partial wall tiling.

From the initial Reception Hall access is gained to an:

#### **INNER HALLWAY**

Doors arranged off to:

#### **BEDROOM 2**

13' 9" x 11' 10" (4.20m x 3.63m) UPVC window to the front elevation, TV point, smoke alarm, ceiling light, radiator.

#### **BEDROOM 3**

12' 0" x 10' 5" (3.67m x 3.18m) UPVC window to the front elevation, TV point, smoke alarm, radiator, ceiling lights.

#### **BEDROOM 4**

10' 11" x 10' 9" (3.35m x 3.28m) UPVC window to the rear elevation, spotlights, TV point, smoke alarm, radiator.





### **BATHROOM**

8' 10" x 6' 3" (2.70m x 1.93m) Fitted three piece suite comprising modern 'P' shaped bath with shower over and glazed screen, vanity unit with inset wash hand basin and low level WC with concealed cistern, ceiling spotlights, extractor fan, partial wall tiling, UPVC window to the rear elevation, heated towel rail.

From the initial Reception Hall the carpeted staircase rises to:

### **SMALL FIRST FLOOR LANDING**

Door to:

### **MASTER BEDROOM**

16' 8" x 15' 3" (5.09m x 4.65m) Extensive range of fitted wardrobes, smoke alarm, radiator, 2 UPVC windows to the rear elevation, door to:

### **EN-SUITE SHOWER ROOM**

Three piece suite comprising shower cubicle, vanity unit with hand basin, low level WC, heated towel rail, extractor fan, UPVC window to the rear elevation.

### **EXTERIOR**

The property has an extensive frontage with 'in and out' driveway providing multiple parking. There is further space to the left of the property with potential room for a caravan or motor home. The driveway to the right leads to the:

### **INTEGRAL TANDEM GARAGE**

24' 7" x 10' 0" (7.5m x 3.07m) Up and over door, power and lighting, rear personnel door.

### **ESTABLISHED REAR GARDENS**

Of generous dimensions primarily laid to lawn with stocked borders, raised vegetable beds, fruit cage, extensive patio and seating area. Open farmland to the rear.



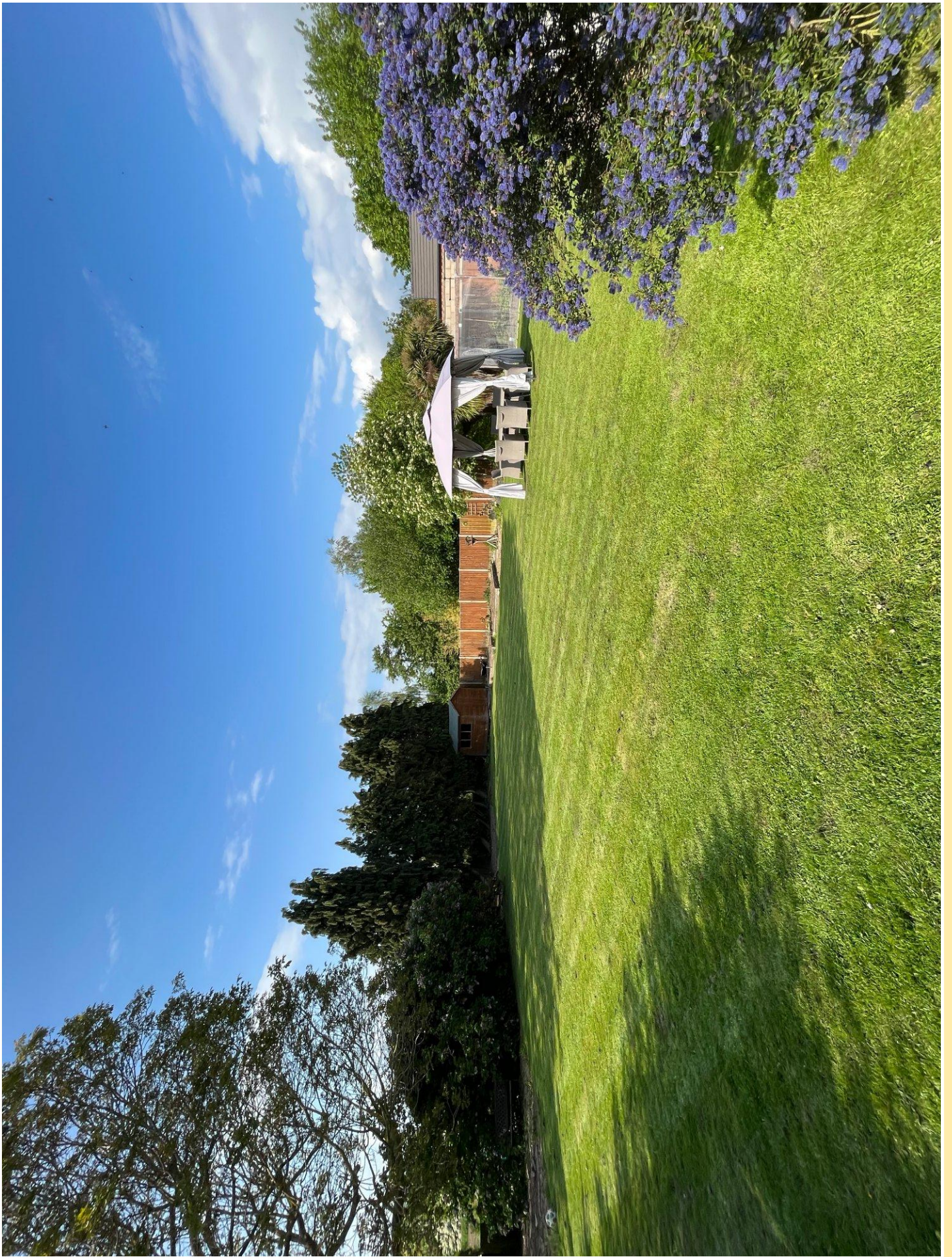
### **DIRECTIONS**

From Spalding proceed in a northerly direction along the Pinchbeck Road continue through Pinchbeck and on to Surfleet crossing the River Glen and then turning immediatly right into Station Road. The property is situated after a short distance on the left hand side.

### **AMENITIES**

Surfleet is a popular village on the River Glen with boating and fishing opportunities. A range of facilities including primary school, Church, public houses/restaurants, shop, fish and chip shop etc. Spalding is 4 miles to the south and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Peterborough is 22 miles from the south of the property and has a fast train link with London's Kings Cross minimum journey time 48 minutes along with access to the A1 for all routes north and south.





# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** Band C

#### 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 that they are present or in working order. Buyers must check these.

#### Ref: S11223

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.

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