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'Edelbrock', 33 Reservoir Road, Surfleet PE11 4DH

£399,999 Freehold

- Popular Location
- 6 Bedrooms (En-Suite to Master)
- 2 Bathrooms
- Games/Family Room
- Oil Central Heating

Deceptively spacious and tastefully modernised detached property in popular location. Established enclosed gardens, ample off-road parking and garage. Versatile accommodation arranged over 2 floors with up to 6 bedrooms (one with en-suite and 2 further bathrooms). Convenient for the Golf Course and River Glen for boating and fishing opportunities. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Composite front entrance door opening into:

ENTRANCE HALL

16' 11" x 3' 10" (5.16m x 1.17m) Attractive multi coloured tiled floor, range of coat hooks, contemporary radiator, 2 pendant light fittings, doors arranged off to:

FAMILY/GAMES ROOM

21' 1" x 15' 7" (6.45m x 4.75m) Pendant light fitting, high level obscure glazed UPVC window, glazed UPVC side entrance door, glazed UPVC door with 2 full height side panels to the rear opening on to the raised terrace, wood grain effect laminate flooring, 2 contemporary style radiators. In the Agents' opinion this room is extremely versatile and could serve a number of purposes.



GROUND FLOOR BATHROOM

7' 8" x 4' 4" (2.34m x 1.33m) Modern three piece suite comprising shaped panelled bath with Triton shower over and curved screen, low level WC with push button flush, pedestal wash hand basin, floor tiling matching that in the Hallway, coved cornice, ceiling light, obscure glazed UPVC window.



FITTED DINING KITCHEN

20' 9" x 12' 5" (6.34m x 3.80m) Tastefully appointed with a range of modern units comprising numerous base cupboards and drawers beneath the wood grain effect roll edged worktops with inset one and a quarter bowl sink unit with mixer tap, tiled splashback, eye level wall cupboards, integrated dishwasher, built-in electric oven and 4 ring ceramic hob with ceiling mounted contemporary extractor hood, central island, peninsular breakfast bar, 2 radiators, UPVC windows to the rear and side elevations, UPVC sliding patio doors opening into:



CONSERVATORY

9' 10" x 9' 10" (3.00m x 3.00m) UPVC double glazed construction with pitched polycarbonate roof, tiled floor, glazed UPVC external entrance doors opening on to the terrace, wall light, attractive views of the garden and the contemporary residences on The Reservoir beyond.

UTILITY/BOILER ROOM

10' 9" x 7' 1" (3.30m x 2.17m) Half glazed UPVC external entrance doors to the front and rear elevations, tiled floor, radiator, plumbing and space for washing machine, space for tumble dryer, worktop, loft hatch, ceiling light, fuse box, Firebird combi oil fired central heating boiler with timer control unit.

From the Kitchen Diner an open arch leads into:



MAIN SITTING ROOM

20' 7" x 11' 7" (6.28m x 3.55m) Dual aspect with leaded light UPVC windows to the front and side elevations, coved cornice, 3 pendant light fittings, 2 radiators, ceramic floor tiles, contemporary wood burner set in decorative surround. Staircase rising to:

FIRST FLOOR LANDING

Access to loft space, ceiling light, built-in store cupboard, doors arranged off to:

BEDROOM 1

16' 1" maximum x 10' 8" (4.92m maximum x 3.26m) Leaded light UPVC window to the front elevation with open field views, radiator, ceiling light.



EN-SUITE SHOWER ROOM

11' 0" x 4' 5" (3.36m x 1.35m) Recently refitted with modern tiled walls, laminate flooring, double sized shower cabinet with conti boarding and extractor fan, pedestal wash hand basin, low level WC with push button flush, obscure glazed UPVC window, vertical radiator/towel rail, ceiling light, extractor fan.



BEDROOM 2

12' 6" x 8' 3" (3.82m x 2.52m) UPVC window to the rear elevation, ceiling light, radiator.

BEDROOM 3

12' 5" x 9' 7" (3.81m x 2.93m) UPVC window to the rear elevation, ceiling light, radiator.

BEDROOM 4

8' 6" x 14' 4" (2.60m x 4.39m) maximum Leaded light UPVC window to the front elevation, radiator, ceiling light, recessed single wardrobe.

BEDROOM 5

9' 10" x 7' 5" (3.00m x 2.27m) UPVC window to the rear elevation, recessed wardrobe, radiator, ceiling light.

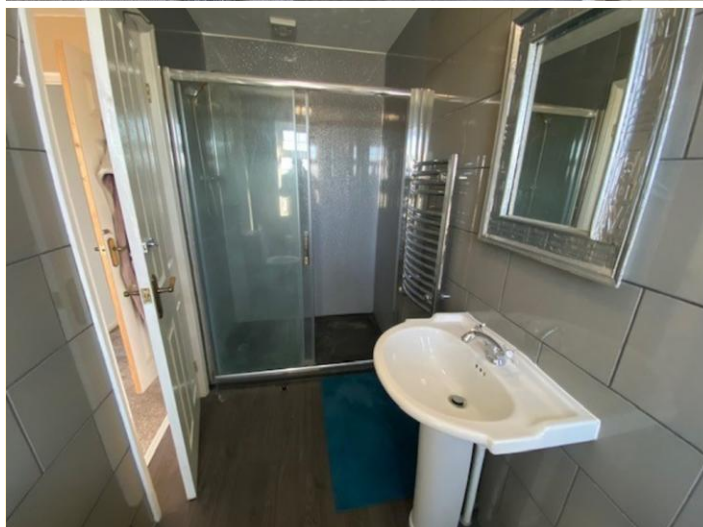
BEDROOM 6

9' 8" x 9' 4" (2.97m x 2.85m) maximum UPVC window to the rear elevation, radiator, ceiling light.



FIRST FLOOR BATHROOM

8' 7" x 5' 10" (2.62m x 1.79m) Three piece suite comprising P shaped bath with mixer tap, shower attachment with rain water sprinkler and screen, low level WC with push button flush, pedestal wash hand basin, laminate flooring, UPVC window to the rear elevation, vertical radiator/towel rail, ceiling light.



EXTERIOR

The property has an extensive frontage with a part concrete and part gravelled driveway providing parking for several vehicles. Modern oil storage tank. There are open views across the road of farmland and a small enclosed garden area. A large timber gate to the left hand side of the driveway leads to a further hard standing and secure parking area and access to:

DOUBLE CAR PORT

15' 8" x 15' 5" (4.79m x 4.70m) overall Timber with corrugated metal roof and part concrete part gravelled base. Adjacent to this is a:

CONCRETE SECTIONAL TANDEM STYLE GARAGE

26' 6" x 10' 7" (8.08m x 3.25m) Concrete sectional construction with corrugated roof, power and lighting, concrete base, up and over door, side personnel door, independent power supply with modern fuse box.



To the side of this is a further covered store area. A wrought hand gate adjacent to the vehicular gate gives access from the front to the rear of the property and there is a further single car port with external sockets and outside lighting. Sloped access down to:



ESTABLISHED REAR GARDEN

Private enclosed with raised terrace/seating area, raised decking/patio area (with access from the Utility Room) and direct from the garden and then a further paved patio, extensive lawns, close boarded timber fencing and young laurel hedging surrounding the property. To the rear are the attractive modern residences on the Surfleet Reservoir providing a dramatic backdrop.

DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road and continue for around 3.5 miles to Surfleet, after passing the signs for Spalding Golf Course take the next right hand turning into Seas End Road. Proceed for around 500m and turn right into Reservoir Road. Proceed for around half a mile and the property is situated on the right hand side shortly before the entrance into Surfleet Reservoir.

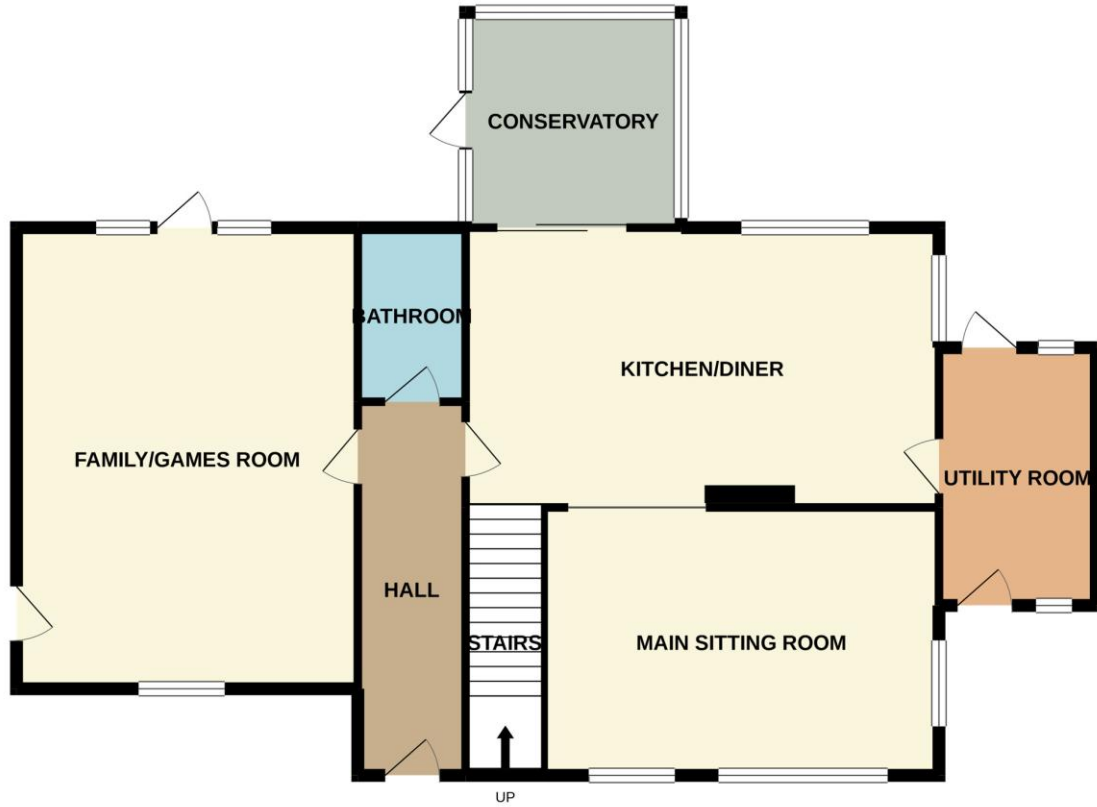
AMENITIES

The Reservoir is close by for fishing, boating and dog walking facilities and Spalding Golf Course (Surfleet) is within walking distance of the property. The well respected Ship Inn/Restaurant is just along the road at Surfleet Seas End and Surfleet itself has a primary school, village hall/community centre, shop, fish and chip shop etc. The thriving Georgian market town of Spalding is 4 miles to the south and has a wide range of facilities along with bus and railway stations and the cathedral city of Peterborough is 22 miles from the property offering a fast train link with London's Kings Cross minimum journey time 50 minutes.





GROUND FLOOR
1177 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2134 sq.ft. (198.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage. Oil central heating.

COUNCIL TAX

Band E

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

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Ref: S10774

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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