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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Fir Tree Lodge, Woods Lane, Surfleet PE11 4AN

£270,000 Freehold

- Set in Approximately 1/3 of an Acre
- Ideal Opportunity to Extend or Develop
Subject to Planning Permission
- Generous, Well-Maintained Gardens
- 2 Double Bedrooms
- Oil Central Heating

Superbly presented 2 bedroom detached bungalow situated in a semi-rural location. Accommodation comprising entrance hallway, lounge, kitchen diner, rear lobby, 2 double bedrooms and bathroom. Mature gardens to the front, side and rear. Multiple off-road parking. Must view to appreciate!

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with solid wooden glazed door leading into:

ENTRANCE HALLWAY

5' 3" x 14' 9" (1.61m x 4.51m) Skimmed ceiling, access to loft space (boarded with lighting), tiled floor, central heating thermostat, solid wooden door into:

LOUNGE

11' 7" x 14' 0" (3.55m x 4.29m) Wooden double glazed French doors to the front elevation, 2 wooden double glazed windows to the side elevation, 2 wooden double glazed windows to



the front elevation, skimmed ceiling, decorative ceiling rose, centre light point, double radiator, TV point.

From the Entrance Hallway door leads into:

EXTENDED KITCHEN DINER

11' 8" x 21' 1" (3.58m x 6.44m) Wooden double glazed bay window to the side and rear elevations, Wooden double glazed window to the side elevation, tiled flooring, double radiator, skimmed ceiling, 5 centre light points, floor standing oil fired boiler, BT point, recently fitted with a wide range of base, drawer and display units, solid wooden worktops over, inset enamel sink with mixer tap, plumbing and space for washing machine and dishwasher, space for tumble dryer and fridge freezer, fitted electric Rangemaster cooker, extractor hood over, tiled splashbacks, glazed door into:



REAR LOBBY

5' 6" x 6' 2" (1.68m x 1.89m) Solid wooden obscured double glazed door to the side elevation, wooden double glazed window to the rear elevation, skimmed ceiling, centre light point, tiled flooring, double radiator.

From the Entrance Hallway door into:

BATHROOM

5' 5" x 8' 0" (1.67m x 2.45m) Obscured wooden double glazed window to the rear elevation, textured ceiling, centre light point, tiled flooring, radiator, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with mixer tap and telephone shower mixer tap over.



MASTER BEDROOM

10' 10" x 13' 10" (3.31m x 4.23m) Wooden double glazed bay window to the front elevation, skimmed ceiling, decorative ceiling rose, centre light point, TV point, double radiator.



BEDROOM 2

10' 2" x 11' 3" (3.12m x 3.45m) Wooden double glazed French doors to the rear elevation with matching full length double glazed panels to both side elevations, skimmed ceiling, 2 centre light points, double radiator.



EXTERIOR

Side gravelled driveway providing multiple off-road parking for vehicles. The front garden is mainly laid to lawn with a wide range of mature shrub and tree borders and fenced boundaries.



Fish pond, gravelled area with raised borders.
Wooden garden shed.
Wooden built summerhouse with verandah and power.

There is a gravelled area down the side of the property with paved pathways leading into the:

REAR GARDEN

Low maintenance laid to gravel with paved pathways and patio area, shrub borders, mature trees. Side access gate. Galvanised shed. Extensive lighting. Oil storage tank.

DIRECTIONS

Leave Spalding along Pinchbeck Road and travel through the village of Pinchbeck and on to Surfleet. Woods Lane is a turning to the right.

AMENITIES

Surfleet is a popular village with public houses/restaurant, primary school, general stores, Spalding Golf Club and Surfleet Reservoir. The market town of Spalding is 4 miles to the south offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations

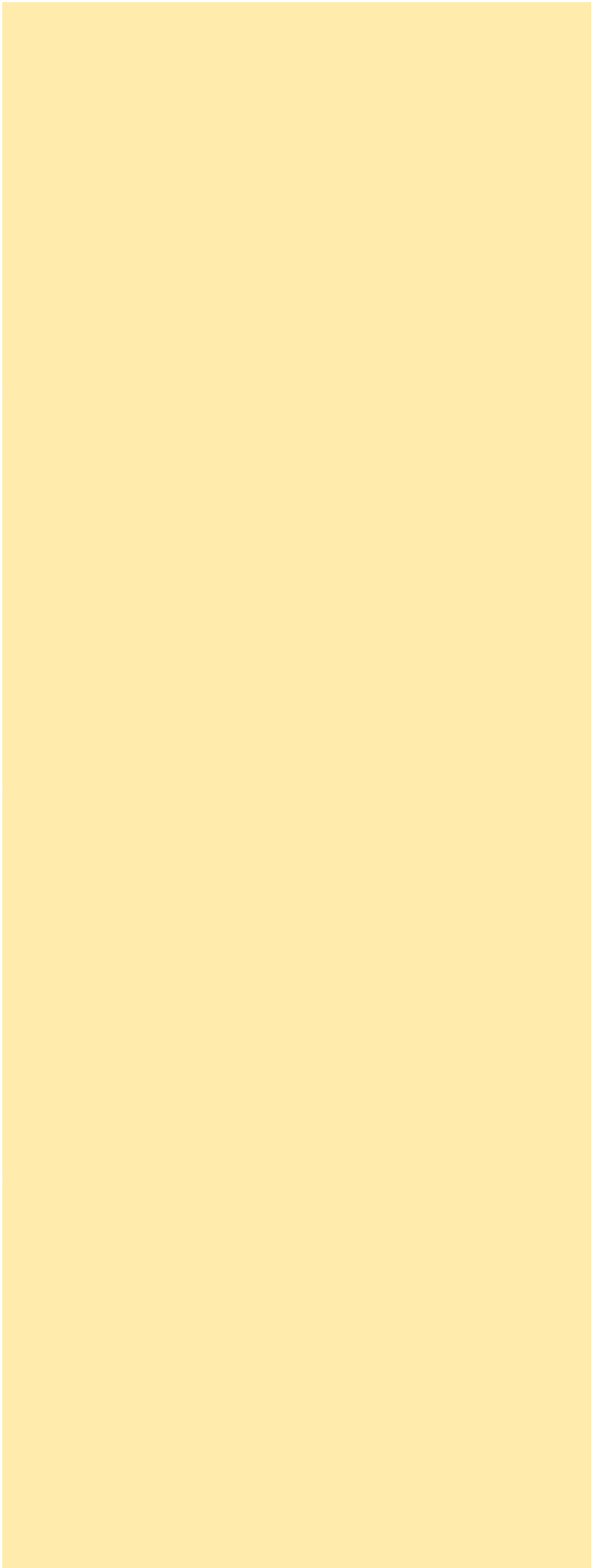
SERVICES

Mains water and electricity. Oil central heating. Private drainage.

THINKING OF SELLING YOUR HOME?

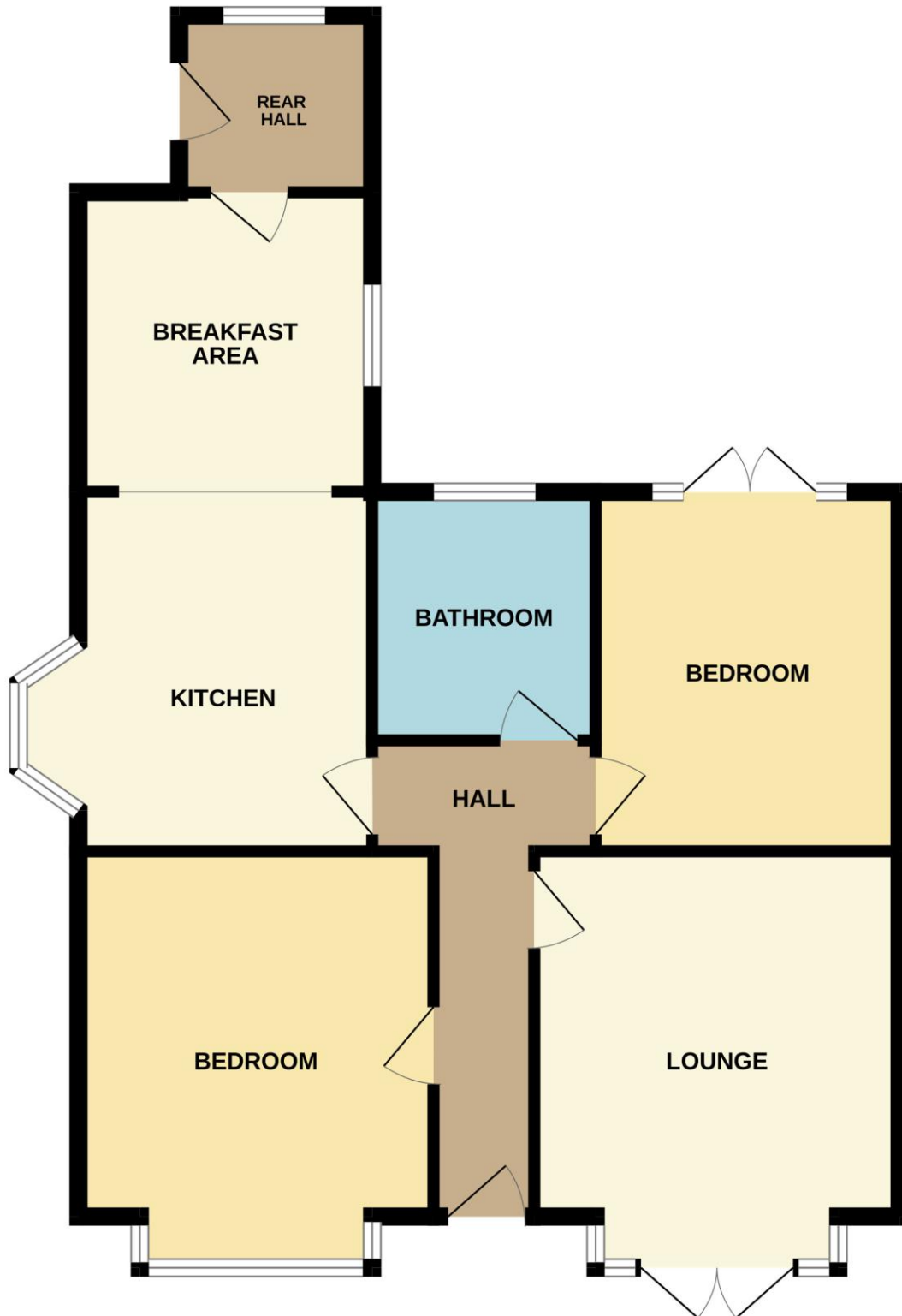
If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist







GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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TENURE Freehold

SERVICES See Note

COUNCIL TAX Band B

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: S11423

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.

ADDRESS

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		