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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



71 Seas End Road, Surfleet PE11 4DQ

£475,000 Freehold

- Popular Location with Mooring Rights to the Rear on to the River Glen
- Ample Parking, Single Garage
- Village Location
- Immaculate Condition Throughout
- 3 Bedrooms, 2 Bathrooms

Individual detached chalet style property situated in a favoured location with mooring rights to the rear on to the River Glen and with views of Spalding Golf Course beyond. 'In and out' block paved driveway and garage. Gas central heating. Completely refurbished, deceptive accommodation including 3 double bedrooms and 2 bathrooms.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with lantern light, tiled floor, composite obscured leaded double glazed door with matching obscured full length UPVC panels to both sides leading into:

ENTRANCE PORCH

3' 2" x 7' 1" (0.97m x 2.17m) Skimmed ceiling, tiled flooring, wooden obscured leaded part glazed door with matching obscured leaded full length glazed panel to the side leading into:

ENTRANCE HALL

9' 4" x 16' 0" (2.87m x 4.89m) Skimmed ceiling, centre light point, radiator, storage cupboard off into recess with shelving, further understairs storage cupboard



with lighting and shelving, solid oak flooring, staircase rising to the first floor, part glazed door into:

LOUNGE

14' 7" x 21' 7" (4.45m x 6.60m) UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevation, skimmed ceiling, 2 centre light points, 2 double radiators, BT point, TV point, freestanding wood burning stove on slate hearth.

From the Entrance Hall part glazed door into:

KITCHEN DINER

13' 6" x 14' 10" (4.13m x 4.54m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation with matching full length UPVC glazed panels to both sides, skimmed ceiling, inset LED lighting, smoke alarm, tiled flooring. Recently fitted with a wide range of base, eye level, drawer and glazed display units, work surfaces over, inset enamel sink, integrated fridge freezer, integrated eye level stainless steel fan assisted oven, integrated ceramic hob, tiled splashbacks, stainless steel canopy extractor hood over, opening into:

UTILITY AREA

7' 2" x 4' 9" (2.19m x 1.47m) Inset LED lighting, plumbing and space for washing machine, space for tumble dryer/freezer, radiator.

From the Entrance Hall a door leads into:

FAMILY BATHROOM

7'8" x 10'7" (2.36m x 3.23m) Obscured UPVC double glazed window to the side elevation, inset LED lighting, radiator, vinyl floor covering, part wood panelling to the walls, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap and medicine cabinet, light and shaver point over, bath with mixer tap and fitted Triton power shower over.

BEDROOM 2

12' 2" x 12' 7" (3.72m x 3.84m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator, fitted wardrobes into recess (depth of 0.7m) with hanging rail and shelving (2 double wardrobes and one single wardrobe).



BEDROOM 3

10' 7" x 14' 9" (3.24m x 4.52m) UPVC double glazed window to the side and rear elevations, skimmed ceiling, centre light point, fitted wardrobes into recess with hanging rail and shelving (one double wardrobe and one single wardrobe).

From the Entrance Hallway the staircase rises to:

HALF LANDING

UPVC double glazed Velux roof window.

FIRST FLOOR LANDING

Skimmed ceiling, centre light point, access to loft space, door into:

MASTER SUITE

15' 10" x 15' 7" (4.85m x 4.75m) UPVC double glazed window to the front and side elevations, skimmed ceiling, centre light point, 2 radiators, fitted wardrobes into recess with hanging rail and shelving. TV point, door into storage area into the eaves, fully boarded with lighting.

BATHROOM

6' 5" x 11' 8" (1.96m x 3.58m) Obscured UPVC double glazed window to the side elevation, centre light point, vinyl floor covering, double radiator, fully tiled walls, fitted with a five piece suite comprising low level WC, bidet, pedestal wash hand basin with mixer tap and medicine cabinet over, bath with mixer tap, fully tiled shower cubicle with fitted Triton power shower over. 2 Doors each leading into useful eaves storage areas.

EXTERIOR

Fenced boundaries to the front and both side elevations. Extensive block paved 'in and out' driveway. Lawned with shrubbed borders and gravelled area. To the side there is a block paved pathway leading to picket fencing with access gate. External lighting. The side garden is mainly laid to lawn with shrub borders and paved patio area, extensive lighting. Wooden built log store.

GARAGE

12' 1" x 16' 6" (3.7m x 5.04m) Up and over door, UPVC double glazed window to the rear elevation, electric consumer unit, power and lighting, wall mounted Logic gas combination boiler.





REAR GARDEN

Paved pathways, laid to lawn. Views over the River Glen with mooring rights and landing stage.

WOODEN BUILT SUMMERHOUSE

7' 6" x 14' 9" (2.30m x 4.52m) Raised decking area with lighting, double doors with glazed panels, 2 wooden glazed windows to the side elevation, power and lighting, electric consumer unit.

To the other side there is a flagstone patio area, gravelled area, raised vegetable garden. Wooden shed.

DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road, continuing for 4 miles to Surfleet. After passing Spalding Golf Course (on the right hand side) take the next right hand turning signposted Surfleet Seas End into Seas End Road. Continue following the sharp left hand bend and the property is situated after a short distance on the right hand side.

AMENITIES

Surfleet is a thriving village with a range of amenities including primary school, public houses, Church, general stores, fish and chip shop along with (dose to the property) fishing and boating opportunities with the River Glen and the neighbouring Spalding Golf Course. The market town of Spalding is 4 miles to the south offering a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 21 miles to the south of the property offering a fast train link with London's Kings Cross minimum journey time 46 minutes.

SERVICES

Mains water, electricity and drainage. Gas central heating.





TENURE Freehold

SERVICES See Note

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

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Ref: S11422

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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		