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15 Surfleet Road, Surfleet PE11 4AG

£430,000 Freehold

- Generous Sized Plot
- Extensive Gated Off-Road Parking
- 3 Bedrooms
- Gas Central Heating (Recently Replaced Boiler)
- Workshop

Superbly presented 3 bedroom bungalow set on a good sized plot of approximately 0.41 of an acre (STS) with generous rear garden, gated off-road parking, double garage (one garage currently used as an office) and separate workshop. Tastefully decorated accommodation comprising 3 bedrooms (en-suite to master), lounge diner, kitchen diner with dual fuel Aga, utility room and cloakroom.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Composite obscured double glazed door with matching 2 UPVC double glazed windows leading into:

ENTRANCE PORCH

4' 2" x 7' 4" (1.28m x 2.25m) 2 Bespoke fitted cupboards with hanging rail and shelving, quarry tiled flooring, solid wooden glazed door with matching full length glazed panel to the side elevation leading into:

ENTRANCE HALLWAY

Skimmed ceiling with inset LED lighting, 2 smoke alarms, access to loft space with lighting, radiator, BT point, central heating thermostat, storage cupboard with hot water cylinder and slatted shelving. Door into:



MASTER BEDROOM

13' 1" x 13' 5" (4.0m x 4.11m) UPVC double glazed window with fitted wooden shutters to the front elevation, skimmed ceiling with inset LED lighting, radiator, TV point, door into:

EN-SUITE

4' 0" x 9' 7" (1.23m x 2.93m) Obscured double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, tiled flooring, medicine cabinet, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, shower enclosure with fitted thermostatic shower over.



BEDROOM 2

9' 6" x 13' 3" (2.90m x 4.06m) UPVC double glazed window to the front elevation with fitted wooden shutters, skimmed ceiling, centre light point, TV point, radiator, fitted wardrobe into recess with hanging rail, fitted drawer units.

BEDROOM 3

7' 11" x 9' 8" (2.41m x 2.96m) including fitted wardrobes Double glazed window to the side elevation, skimmed ceiling, inset LED lighting, radiator, fitted furniture comprising 3 double wardrobes and drawer unit.



From the Entrance Hallway a door leads into:

FAMILY BATHROOM

7' 1" x 9' 8" (2.17m x 2.96m) Obscured double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, stainless steel heated towel rail, oak flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, freestanding roll top bath with claw feet and taps.



FORMAL LOUNGE DINER

15' 1" x 23' 6" (4.62m x 7.18m) UPVC double glazed window to the front elevation with fitted wooden shutters, double glazed sliding patio doors to the rear elevation, skimmed ceiling, inset LED lighting, 2 double radiators, 2 TV points, telephone point, multi fuel burner fitted into recessed fireplace with tiled inserts and hearth and wooden mantle over. Wooden glazed door into:

KITCHEN DINER

9' 10" x 21' 1" (3.02m x 6.45m) Wooden glazed door into Entrance Hallway. Double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, solid oak flooring, 2 double radiators, BT point, fitted corner cupboard, fitted with a wide range of shaker style base units with solid oak worktops, inset Belfast sink with mixer tap, Miele dishwasher, solid wooden freestanding sideboard (matching kitchen units), space for fridge freezer, Aga dual fuel cooker with 5 burner gas hob, double electric oven and separate warmer. Wooden glazed door into:





LOBBY

6' 0" x 7' 3" (1.85m x 2.22m) Double glazed door to the side elevation, quarry tiled flooring, skimmed ceiling, centre light point, extractor fan, fitted coat rail, electric consumer unit board, switch for solar panels (further controls in loft), storage cupboard off with hanging rail and shelving. Wooden glazed door into:

UTILITY ROOM

11' 7" x 13' 10" (3.54m x 4.24m) Double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, quarry tiled flooring, double radiator, fitted with a range of base units with Beech worktops, Belfast sink with mixer tap, wall mounted Ideal gas boiler, plumbing and space for washing machine, tumble dryer, 4 bespoke cupboards with shelving, BT point, space for fridge freezer.

EXTERIOR

Lawned garden to the front with shrub borders and paved pathways. Access gate to one side of the property leading to the rear. External lighting and doorbell.

To the side there are flagstone pathways with shrub borders leading on to:

COURTYARD

With pull out canopy, flagstone patio, external lighting.

REAR GARDEN

Lawned area with shrub borders, summerhouse with verandah, flagstone patio area and further lawn, fruit trees. Cold water tap. Fitted wood storage unit.

DOUBLE GARAGE

GARAGE NO. 1

8' 7" x 15' 8" (2.64m x 4.78m) Currently vendor has converted one garage to a private office and has a side wooden double glazed door, wooden double glazed to the front elevation and up and over door. Fully insulated with skimmed ceiling with inset LED lighting, vinyl floor covering, power point, separate electric consumer unit.

GARAGE NO. 2

9' 3" x 17' 4" (2.82m x 5.29m) Up and over door, centre light point, access to loft space, power points.

The property is accessed via a private shared roadway to a five bar gate leading to a private driveway on to an extensive gravelled area providing parking for multiple off-road parking.





WOODEN BUILT WORKSHOP

11' 8" x 19' 9" (3.57m x 6.03m) Side access door leading into garden, up and over door.

DIRECTIONS

From Spalding proceed in a northerly direction along the B1397 Pinchbeck Road, continue through the village of Pinchbeck and the property will be situated on the left hand side.

AMENITIES

The village centre is within easy walking distance of the property and offers a range of facilities including shops, public houses, primary school, church, etc. Spalding town centre is approximately 2 miles distance and offers a range of shopping, banking, leisure, commercial and educational facilities.

SERVICES

Mains water and electricity. Gas central heating. 8 solar panels.







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 | | 102 A |
| 81-91 | B | 89 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND D

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: S11463

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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