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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Sunnyside, Newlands Road, Surfleet PE11 4DT

£239,950 Freehold

- Spacious Detached Bungalow in Rural Location
- Extensive 3 Bedroomed Accommodation
- Generous Sized Plot with Ample Off-Road Parking
- Pleasant Rural Location Convenient for Surfleet, Spalding and Boston

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC front entrance door to:

RECEPTION HALL

11' 7" x 3' 6" (3.54m x 1.08m) Radiator.

INNER HALLWAY

20' 1" x 4' 4" (6.13m x 1.34m)

LOUNGE

22' 11" x 12' 5" (7.00m x 3.8m) Fitted carpet, fireplace with electric fire, 2 radiators, dual aspect with UPVC windows to the front and side elevations.

KITCHEN DINER

14' 8" x 12' 2" (4.49m x 3.72m) UPVC side window and rear window, ceramic floor tiles, radiator, one and a quarter bowl sink unit, range of base and eye level wall cupboards and drawers, plumbing and space for washing machine. Wallstar wall mounted oil fired central heating boiler.



WALK-IN PANTRY

5' 0" x 5' 11" (1.53m x 1.81m) Shelving, UPVC rear window, ceramic floor tiles.

REAR LOBBY

7' 1" x 2' 11" (2.17m x 0.91m) Ceramic floor tiles, half glazed UPVC rear entrance door.

SEPARATE WC

5' 8" x 2' 11" (1.73m x 0.90m) Low level suite, obscure glazed UPVC window.

UTILITY ROOM

6' 2" x 8' 2" (1.88m x 2.51m) Vinyl floor covering, radiator, modern fuse box and meter, UPVC window, worktops, base cupboards, walk through to:



WET ROOM

6' 6" x 5' 6" (2.00m x 1.69m) Shower unit, fully tiled walls, wash hand basin.

BEDROOM 1

12' 2" x 11' 7" (3.73m x 3.54m) UPVC window to the front elevation, fitted carpet, range of wardrobes, radiator.

BEDROOM 2

10' 4" x 11' 5" (3.15m x 3.50m) UPVC side window, radiator, fitted carpet.

BEDROOM 3

11' 5" x 8' 10" (3.50m x 2.70m) UPVC window to the rear elevation, radiator, extensive shelving and cupboards (potential as work from home office).



BATHROOM

11' 5" x 5' 4" (3.50m x 1.64m) Tiled floor, majority tiled walls, fitted small bath with integral seat, wash hand basin, low level WC, obscure glazed UPVC window, towel rail, Airing Cupboard with hot water cylinder.

STORE ROOM NO. 1

9' 8" x 7' 3" (2.96m x 2.21m) Vinyl floor covering, radiator, UPVC side window.

STORE ROOM NO. 2

10' 0" x 7' 2" (3.05m x 2.19m) Radiator, UPVC side window.



EXTERIOR

The gardens are situated primarily to the front and side, laid to grass with outer border, smaller rear garden with artificial turf, ample off-road parking.

SERVICES

Mains water and electricity. Oil fired central heating. Drainage is to a private drainage system. There is no mains gas available.

DIRECTIONS

From Spalding proceed in a northerly direction along the A16 for a round 3.5 miles passing Spalding Golf Club and then turning right into Seas End Road. Continue round the sharp left hand bend then at the junction proceed into Newlands Road continuing for a round half a mile and the property is situated on the right hand corner indicated by the Agents For Sale sign.

AMENITIES

Surfleet is a popular village with primary school, public houses, shop etc and is also home to Spalding Golf Club. The town of Spalding is 4.5 miles distant to the south via the A16 and offers a full range of shopping, banking, leisure, commercial and educational facilities.



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: S11484

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

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		