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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Glen View, 113 Station Road, Surfleet, PE11 4DG

Guide Price - £375,000 Freehold

- 3/4 Bedroom Bungalow
- River Views
- Conservatory
- No Onward Chain
- Integral Garage & Store

Deceptively spacious individual detached bungalow in superb location backing on to the River Glen with potential landing stage/mooring rights. Accommodation includes 3/4 bedrooms, 2 reception rooms, utility room, conservatory, breakfast kitchen, bathroom and shower room. No onward chain. Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Part glazed UPVC door with obscure glazed UPVC side panels to:

SHALLOW ENTRANCE PORCH

Tiled floor and half glazed inner door to:

RECEPTION HALL

15' 2" x 5' 10" (4.64m x 1.79m)

Radiator, coved cornice, 2 pendant light fittings, range of coat hooks, door to:



INNER HALLWAY

19' 3" x 5' 11" (5.88m x 1.82m)

Built-in Airing Cupboard, doors arranged off to:

SITTING ROOM

14' 10" x 13' 5" (4.54m x 4.09m)

With a walk-in bay window with views over the rear garden and the River Glen and beyond. Pendant light fitting, radiator, fireplace with polished timber mantle, 2 wall lights.



DINING ROOM

11' 6" x 12' 0" (3.51m x 3.66m)

UPVC window to the front elevation, 2 pendant light fittings, radiator, coved cornice.





BEDROOM 1

18' 8" x 9' 3" (5.70m x 2.84m)

Extensive range of fitted units comprising wardrobes, over bed storage cabinets, bedside cabinets with drawers and display shelves, recessed shelved storage cupboard, 2 pendant light fittings, radiator, UPVC window to the rear elevation.



BATHROOM

6' 7" x 5' 5" (2.02m x 1.67m)

Fully tiled walls, fitted three piece suite comprising panelled bath with hot and cold taps and shower over, pedestal wash hand basin, low level WC with push button flush, vertical radiator/towel rail, ceiling light, obscure glazed UPVC window.



SHOWER ROOM

9' 7" x 3' 2" (2.93m x 0.98m)

Modern tiled shower cabinet with Mira electric shower, wash hand basin with mono block mixer tap and vanity storage unit beneath, low level WC with push button flush, radiator, obscure glazed UPVC window, ceiling light



BEDROOM 2

7' 10" x 7' 11" (2.41m x 2.43m)

Plus large door recess. Obscure glazed UPVC window to the side elevation, radiator, personnel door to the Garage.



BEDROOM 3

11' 10" x 10' 9" (3.63m x 3.29m)

UPVC window to the front elevation, coved cornice, ceiling light, radiator.





BREAKFAST KITCHEN

9' 11" x 15' 1" (3.03m x 4.61m)

Comprehensive range of fitted units comprising base cupboards, drawers and eye level wall units, one and a quarter bowl single drainer stainless steel sink unit with mono block mixer tap, plumbing and space for dishwasher and washing machine, built-in electric double oven, ceramic hob and dual speed cooker above, shelved pantry, UPVC window to the side elevation, 2 pendant light fittings, half glazed door to:



CONSERVATORY

12' 2" x 11' 8" (3.72m x 3.56m)

Dwarf brick and UPVC construction with pitched polycarbonate roof, 3 way adjustable ceiling light fitting, radiator, UPVC French doors, tiled floor, delightful views of the garden, River Glen and beyond.



UTILITY ROOM

7' 7" x 4' 5" (2.32m x 1.35m)

Power points and half glazed UPVC external entrance door.

EXTERIOR

At the front of the property there is a lawned garden with stocked border, low retaining capped brick wall to the front boundary, side area with externally mounted gas meter and access to the door into the Utility Room. The double width gravelled driveway provides useful parking for several cars and in turn gives access to:

INTEGRAL GARAGE

14' 9" x 8' 2" (4.51m x 2.50m)

Twin timber entrance doors, concrete floor, power and lighting, personnel door, externally mounted electricity meter.

Gated access to the side leading along a concrete area with outside tap in turn leading round to the rear of the property.

WORKSHOP

15' 10" x 8' 7" (4.83m x 2.62m)

Wall mounted Glow Worm gas fired central heating boiler, concrete floor, strip light, power sockets, work bench and accessed from a rear half glazed UPVC door.

There is a potting shed and greenhouse and then to the rear of the property an extensive brick paved patio area with steps down to a tiered rear garden with 2 levels of gravel, stocked beds and directly behind is the River Glen with delightful views to either side and potential landing stage/mooring rights.

DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road continue for 3.5 miles passing Spalding Golf Club (Surfleet) then taking a left hand turning into Station Road. The property is situated after a short distance on the left-hand side. Surfleet is a well-served village with general stores, 3 public houses, primary school, Church, playing fields etc. The Georgian market town of Spalding is 4 miles distant and the cathedral city of Peterborough 22 miles from the property having a fast train link with London's Kings Cross minimum journey time 46 minutes.



GROUND FLOOR



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 is given for their operability or efficiency can be given.
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TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND

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: S11585

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		