

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



29 Reservoir Road, Surfleet PE11 4DH

£172,950 Freehold

- No Chain
- 2 Double Bedrooms, Refitted Shower Room
- Low Maintenance Rear Garden
- Car Port, Off-Road Parking
- Viewing Recommended

2 bedroom semi-detached cottage situated in the popular village of Surfleet Seas End. Accommodation comprising entrance lobby, kitchen diner, lounge, conservatory, 2 double bedrooms and recently refitted shower room. Enclosed low maintenance rear garden, off-road parking and car port.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Leaded UPVC double glazed door to the side elevation leading into:

KITCHEN DINER

11' 10" x 12' 7" (3.62m x 3.86m) Leaded UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, electric storage heater, part wood panelling to the walls, fitted with a range of base, eye level and drawer units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, integrated Hotpoint ceramic hob, integrated Bosch stainless steel electric oven, stainless steel canopy extractor hood over, door into:

LOUNGE

10' 8" x 16' 9" (3.26m x 5.12m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre



light point, wall lights, electric storage heater, TV point, BT point, feature fireplace with wooden surround, marble insert and hearth with fitted log effect electric fire, UPVC double glazed sliding patio doors leading into:

CONSERVATORY

11' 0" x 9' 5" (3.36m x 2.89m) UPVC construction with heat resistant polycarbonate roof, tiled flooring, double wall light, power points, under stairs storage cupboard off with power, lighting and shelving.

From the Kitchen Diner a door leads into:

ENTRANCE LOBBY

Leaded obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, electric storage heater, meter cupboard housing electric consumer unit board, staircase leading rising to:

FIRST FLOOR LANDING

3' 0" x 7' 0" (0.92m x 2.14m) Leaded UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, access to loft space, door into:

BEDROOM 1

11' 7" x 15' 11" (3.54m x 4.86m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, electric storage heater, wrought iron fireplace, storage cupboard housing hot water cylinder and slatted shelving.

BEDROOM 2

8' 7" x 10' 8" (2.62m x 3.26m) Leaded UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, electric storage heater.

SHOWER ROOM (RECENTLY REFITTED)

7' 3" x 6' 11" (2.23m x 2.12m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, tiled flooring, fully tiled walls, heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and wall mirror over, fully tiled shower cubicle with fitted Mira Event powershower over.

EXTERIOR

Lawned to the front with hedged borders, driveway providing off-road parking for vehicles. Car Port. Cold water tap, gated access to rear garden.

REAR GARDEN

Raised patio, steps down to further gravelled area. The garden is designed for ease of maintenance. Fenced boundaries to both sides and to the rear elevation.

SERVICES

Mains water and electricity. Shared private drainage with the neighbour.

DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the A16 Boston Road and continue for a round 3.5 miles to Surfleet, after passing the signs for Spalding Golf Course take the next right hand turning into Seas End Road. Proceed for a round 500m and turn right into Reservoir Road. Proceed for a round half a mile and the property is situated on the right hand side.

The Reservoir is close by for fishing, boating and dog walking facilities and Spalding Golf Course (Surfleet) is within walking distance of the property. The well respected Ship Inn/Restaurant is just along the road at Surfleet Seas End and Surfleet itself has a primary school, village hall/community centre, public houses, shop, fish and chip shop etc. The thriving Georgian market town of Spalding is 4 miles to the south and has a wide range of facilities along with bus and railway stations and the cathedral city of Peterborough is 22 miles from the property offering a fast train link with London's Kings Cross minimum journey time 50 minutes.

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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11612

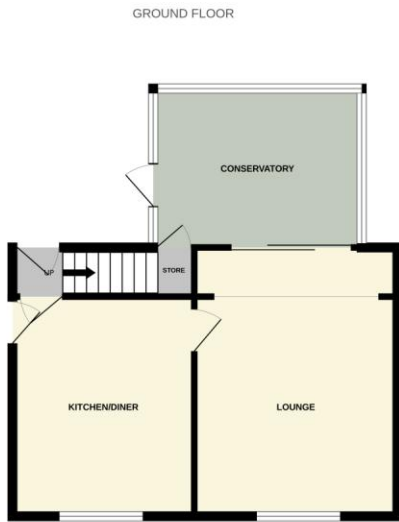
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property 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



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 for any

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		