



**Station Road, Surfleet Spalding PE11 4DA**

**welcome to**

**Station Road, Surfleet Spalding**

Impressive four double bedroom detached property, HIGHLY SOUGHT AFTER LOCATION IN SURFLEET. Lounge with log burner, dining room & LARGE OPEN PLAN KITCHEN LIVING AREA WITH LOG BURNER. Refitted bathroom, en-suite & downstairs WC. Ample parking, DOUBLE SOLID OAK CARPORT & enclosed private garden



### **Entrance Hall**

having solid oak staircase, engineered oak flooring and built-in cupboard

### **Lounge**

24' x 13' 5" ( 7.32m x 4.09m )

feature fireplace with inset log burner, engineered oak flooring and uPVC sliding door to garden

### **Dining Room**

11' 11" x 10' 9" ( 3.63m x 3.28m )

engineered oak flooring

### **Open Plan Kitchen Diner**

35' 5" max x 15' 3" max ( 10.79m max x 4.65m max )

having a range of solid oak wall and base units, quartz work surfaces and a double bowl sink.

Integrated electric oven, grill, five ring induction hob, extractor, full height fridge, full height freezer, dishwasher and washing machine. Wall mounted gas boiler, fitted water softener, fitted log burner in dining/living area, limestone tiled floor and uPVC sliding door to garden

### **Wc**

6' 11" x 2' 11" ( 2.11m x 0.89m )

comprising two piece suite of WC and sink.

Engineered oak flooring

### **Landing**

having built-in airing cupboard with hot water tank

### **Master Bedroom**

20' 6" x 11' 2" ( 6.25m x 3.40m )

with a range of built-in wardrobes, cupboards and drawers. Built-in dressing table and door to:

### **En-Suite**

11' 1" x 4' 10" ( 3.38m x 1.47m )

comprising three piece suite of WC, inset sink and bath with mixer tap and shower head. Extractor

### **Bedroom 2**

13' 5" x 13' 5" ( 4.09m x 4.09m )

### **Bedroom 3**

10' 2" x 13' 5" ( 3.10m x 4.09m )

### **Bedroom 4**

9' x 11' 2" ( 2.74m x 3.40m )

built-in cupboard and loft access

### **Bathroom**

14' 3" x 7' 1" ( 4.34m x 2.16m )

comprising four piece suite of WC, inset sink, freestanding bath with wall mounted mixer tap and walk-in double shower cubicle with raindrop style shower. Extractor and marble tiled walls and floor

### **Outside**

to the front of the property there is a tarmac driveway providing ample off road parking along with a double fronted solid oak carport, small lawn and gates to both sides leading to the rear. The rear garden is fully enclosed by fencing and hedging and laid in the majority to lawn with mature borders. There is a patio seating area, solid oak pergola and timber garden shed

### **Double Oak Carport**

9' 7" x 18' 6" ( 2.92m x 5.64m )



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## Station Road, Surfleet Spalding

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS & LARGE OPEN PLAN KITCHEN LIVING AREA
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & SOLID OAK DOUBLE CARPORT
- FULLY ENCLOSED REAR GARDEN OFFERING PEACE & PRIVACY

Tenure: Freehold EPC Rating: C

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113128 - 0002

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