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7 Glen Gardens, Surfleet PE11 4EB

£235,000

**BELVOIR!**



## Key Features

- > DETACHED BUNGALOW
- > TWO BEDROOMS
- > CONSERVATORY
- > SHOWER ROOM AND WC
- > DINING ROOM AND STUDY
- > PARKING AND CARPORT
  - > Tenure: Freehold
  - > EPC rating D



Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented two bedroom detached bungalow. Situated in this popular residential area of Surfleet the property has easy access to main link roads and yet only a short drive to the Market Town of Spalding. The accommodation in brief comprises of, entrance hall, lounge, fitted kitchen, dining room, study area, shower room, separate WC, two bedrooms. Externally, open plan to front, driveway and carport, low maintenance rear garden.



### ENTRANCE HALL

UPVC double glazed door and side panel, radiator.

### LOUNGE

16'6" x 11'0" (5.03m x 3.36m)

UPVC double glazed bow window to the front elevation, two radiators, feature fire surround with inset electric fire.

### INNER HALLWAY

Storage cupboard, Doors to:

### BEDROOM 1

11'9" x 10'7" (3.57m x 3.23m)

UPVC double glazed window to conservatory, radiator, range of fitted wardrobes, access to loft space.(maximum measurements including wardrobes)

### BEDROOM 2

9'10" x 8'6" (2.99m x 2.60m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes.

### SHOWER ROOM

UPVC double glazed window to the side elevation, fitted bathroom furniture with wash hand basin, shower cubicle with electric shower, WC, heated towel rail, tiling to walls.

### KITCHEN

10'8" x 10'5" (3.25m x 3.18m)

Window and open door way to conservatory, range of fitted base and wall units, built in oven hob and hood, 1 1/2 bowl sink unit with mixer taps over, plumbing for washing machine, space for fridge freezer, tiling to walls, oil fired central heating boiler.

### CONSERVATORY

17'10" x 8'10" (5.43m x 2.70m)

UPVC in construction on low brick base, French doors to rear elevation, radiator, tiled floor.





### SEPARATE WC

UPVC double glazed window to the rear elevation, two-piece suite comprising of WC, vanity, wash hand basin.

### DINING ROOM

11'6" x 7'11" (2.46m x 1.79m)

UPVC double-glazed French doors to the rear elevation.

### STUDY

8'1" x 5'10" (2.46m x 1.79m)

UPVC double glazed window to the front elevation.

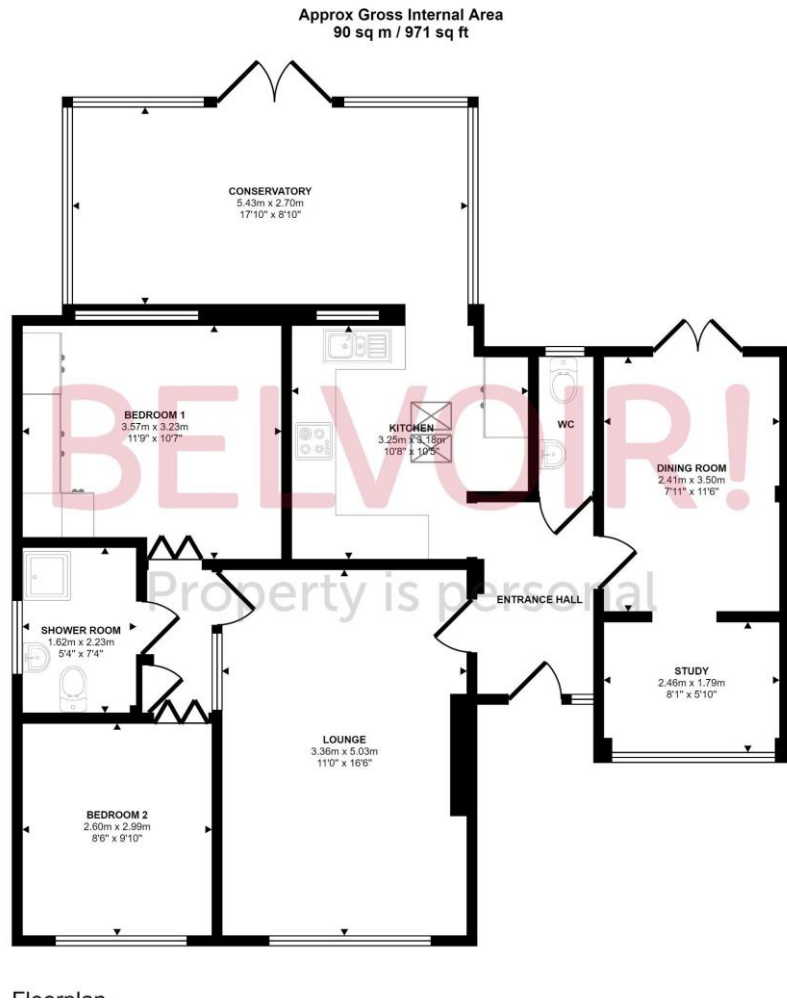
### EXTERNALLY

FRONT: Open plan to front, low maintenance with driveway leading to carport and access to the rear.

REAR: Low maintenance with raised flowerbeds, enclosed by fencing, standing for large storage shed.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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