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3 Elsdale Close, Surfleet PE11 4FE

£329,950

BELVOIR!



Key Features

- > DETACHED FAMILY HOME
- > EXCEPTIONAL ENERGY EFFICIENCY
- > KITCHEN DINER
- > EN SUITE - CLOAKROOM - UTILITY
- > GARDENS AND GARAGE
- > VILLAGE LOCATION
- > Tenure: Freehold
- > EPC rating B

Belvoir incorporating Munton and Russell are pleased to offer for sale this immaculate detached home. The property is situated in the popular village of Surfleet with excellent access to link roads and a short drive to the Market Town of Spalding, which in turn offers various amenities including shopping, medical, recreational, schooling and a train service. The current owners purchased the property from new and the property has been maintained and improved to a high standard. Investment has been made with regards to solar panels with battery storage, solar I boost coupled with air source heating. The accommodation in brief comprises of, entrance hall, lounge, kitchen/diner, utility and cloakroom. To the first floor, three bedrooms, en-suite to master, family bathroom. Externally ample parking, garage and gardens.





ENTRANCE

Feature porch over a sealed unit double glazed door, stairs to first floor landing, radiator.

LOUNGE

16'2" x 10'10" (4.9m x 3.3m)

UPVC double glazed window to the front and side elevation, radiator.

KITCHEN

15'4" x 9'3" (4.7m x 2.8m)

UPVC double glazed window to the front elevation, range of quality fitted base and wall units with breakfast bar and Italian Quartz faced work surface, sink unit with mixer taps over, integrated fridge freezer, dishwasher, water softener, built in oven hob and panel hood over, radiator.

DINING AREA

15'5" x 8'5" (4.7m x 2.6m)

Double glazed Bi Fold door to the rear elevation, feature tall radiator. Remote controlled awning canopy.

CLOAKROOM

Two piece suite comprising of WC, wash hand basin, radiator, part tiling to walls, extractor

UTILITY

8'6" x 7'2" (2.6m x 2.2m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, fitted base and wall units, sink unit with mixer taps over, solar storage battery and controls. Storage cupboard.

LANDING

UPVC double glazed window to the front elevation, radiator, airing cupboard, access to loft space.

BEDROOM 1

19'0" x 9'1" (5.8m x 2.8m)

UPVC double glazed window to the front elevation, radiator, DC ceiling fan (providing near silent operation)

EN SUITE

UPVC double glazed window to the rear elevation, three piece suite comprising of WC, wash hand basin, generous shower cubicle, heated towel rail, extractor, tiling to floor, part tiling to walls.







BEDROOM 2

10'2" x 8'9" (3.1m x 2.7m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobe.

BEDROOM 3

11'8" x 8'7" (3.6m x 2.6m)

UPVC double glazed window to the front elevation, radiator.

BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with screen and shower over, heated towel rail, extractor, tiling to floor and part tiling to walls.

EXTERNALLY

FRONT: Block paved drive leading to single detached garage with carport to side, ample off road parking, feature borders leading to front door.

REAR and SIDE: Enclosed by fencing, laid to lawn, feature attractive borders, patio area, air source heat pump, leading to generous side garden with standing for storage sheds, gated access to drive, outside water tap. The vendor feels that this area could be suited for a potential extension to the property subject to the required permissions.

GARAGE

16'10" x 10'1" (5.1m x 3.1m)

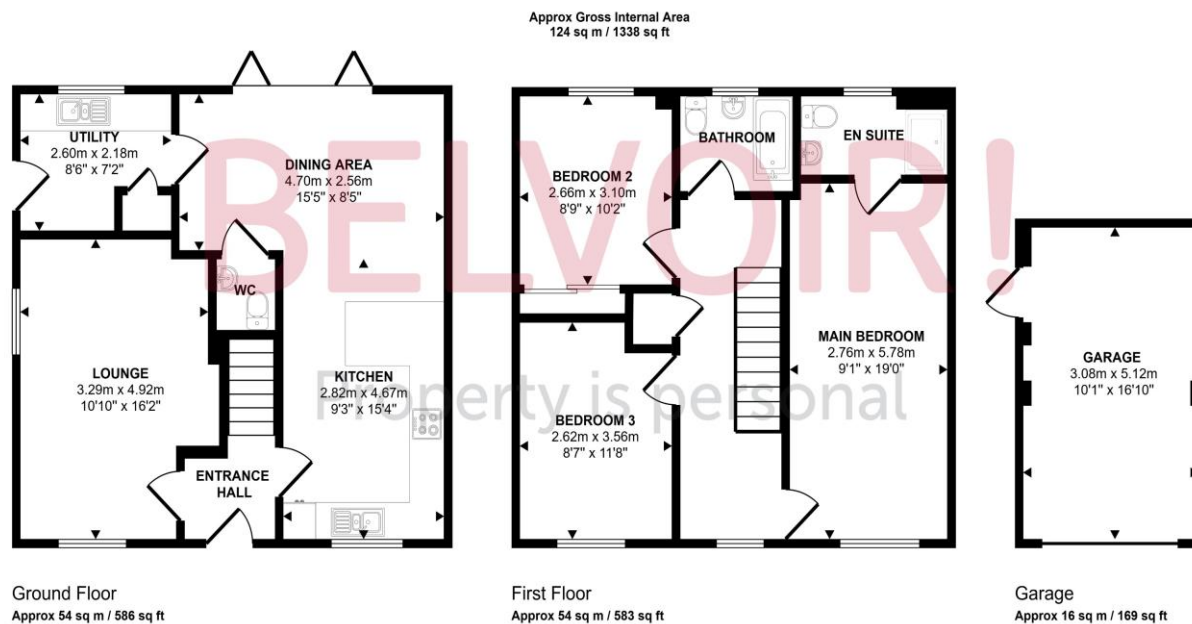
Single detached garage, electric roller door, UPVC personal door to the side elevation, coated floor, electric car charger.

SOLAR-HEATING INFORMATION

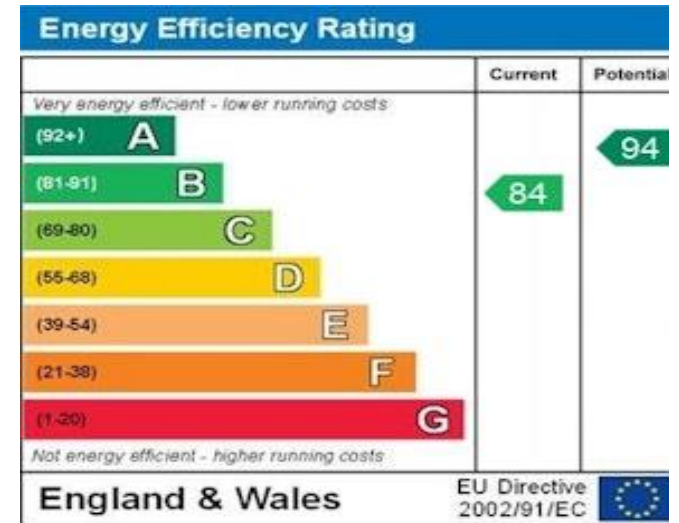
The house has 22 solar panels on the roof, 12 at the rear and 10 at the front giving constant power input throughout the day. There are also two 9.5kWh Giv storage batteries which are used to not only power the house at night but to export to the grid between 4pm and 7pm. there is also a Mitsubishi air source heat pump which is powered mainly by the storage batteries. A solar i Boost also uses excess electricity to heat the hot water tank. This information has been provided by the owner of the property and they would be happy to discuss with interested parties the financial benefits of this impressive system. Currently the owner makes a financial profit from the Solar/Battery system.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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