



34 Station Road, Surfleet, Spalding, PE11 4DA



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Freehold

£450,000



## Key Features

- Detached house
- Four bedrooms
- Lounge, dining room & garden room
- Kitchen & utility
- Cloakroom, shower room & bathroom
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.24 acre (STS)
- EPC rating D





A detached house on a plot of approximately 0.24 acre, subject to survey, in a sought after village location with an open view over fields to the rear.

The property has been beautifully updated to provide over 2,000 square feet of well presented accommodation comprising: entrance hall, lounge with multi-fuel burner, dining room, garden room, fitted kitchen, rear hall, utility, cloakroom and shower room to ground floor. Four bedrooms, two with air conditioning units and bathroom to first floor.

Outside the property has a lawned front garden, a driveway providing ample off-road parking, a double garage and an enclosed rear garden with a studio/summerhouse.

The property is close to the River Glen and has easy access to the local primary school, shop and public house. Also positioned within a short distance to the A16 with good road links to Spalding and Peterborough.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

4.56m x 2.24m (15'0" x 7'4")

Having coved ceiling with inset ceiling spotlights, radiator, tiled floor, dado rail, feature window overlooking the dining room and contemporary style glass & oak staircase rising to first floor.

#### LOUNGE

6.63m x 3.62m (21'10" x 11'11")

Having bow window to front elevation, sliding patio doors to rear elevation & garden, coved ceiling with inset ceiling spotlights, two radiators, dado rail, television aerial connection point and feature fireplace with tiled hearth, inset multi-fuel burner and wooden surround. Glazed folding doors through to the:

#### DINING ROOM

4.26m x 3.48m (14'0" x 11'5")

Having coved ceiling with inset ceiling spotlights and oak flooring. Opening to the kitchen and open through to the:

#### GARDEN ROOM

4.30m x 3.84m (14'1" x 12'7")

Of sealed unit double glazed uPVC construction with two roof windows, bi-fold doors & further door to garden, inset ceiling spotlights, two vertical radiators and tiled floor.







#### KITCHEN

4.26m x 3.51m (14'0" x 11'6")

Having window to rear elevation, coved ceiling with inset ceiling spotlights and oak flooring. Fitted with a range of base & wall units with LED kickboard lighting & under-cabinet downlighters, work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards over. Further work surface with drawers under, cupboards over, tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit housing integrated fridge & freezer. Further work surface with cupboards under, cupboards & integrated microwave over. Island unit with electric hob inset to granite work surface, cupboards & drawers under.

#### REAR ENTRANCE

1.52m x 1.00m (5'0" x 3'4")

Having glazed door to rear elevation and door to the:

#### UTILITY

2.94m x 2.32m (9'7" x 7'7")

Having two windows to side elevation, coved ceiling with inset ceiling spotlights, radiator, tiled floor, space & plumbing for automatic washing machine & tumble dryer, stainless steel sink with cupboards under and cupboards over.

#### CLOAKROOM

1.50m x 1.18m (4'11" x 3'11")

Having window to side elevation, close coupled WC and hand basin.

#### SHOWER ROOM

2.63m x 2.10m (8'7" x 6'11")

Having window to front elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor, extractor and wall mounted cupboard. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting and hand basin with mixer tap & cupboard under, mirror with light over.

### FIRST FLOOR LANDING

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, dado rail and built-in airing cupboard.

### BEDROOM ONE

4.27m x 3.62m (14'0" x 11'11")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, wall mounted air conditioning unit and built-in wardrobes.

### BEDROOM TWO

3.49m x 3.28m (11'6" x 10'10")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, wall mounted air conditioning unit and built-in wardrobes.

### BEDROOM THREE

4.26m x 3.52m (14'0" x 11'6")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and access to roof space.

### BEDROOM FOUR

3.61m x 2.27m (11'10" x 7'5")

Having window to front elevation and radiator.

### BATHROOM

2.39m x 2.12m (7'10" x 7'0")

Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled floor, tiled walls and extractor. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and hand basin with drawer under.





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## EXTERIOR

To the front of the property there is a shaped lawn with borders. A rubber crumb driveway with turning area provides ample off-road parking and leads to the:

## DOUBLE GARAGE

5.03m x 4.72m (16'6" x 15'6")

Having up-and-over door, light and power.

## REAR GARDEN

Being enclosed and laid to lawn with borders. Having a large paved patio with wood store, raised block paved area and a paved footpath which leads to a garden shed and to the:

## STUDIO/SUMMERHOUSE

4.50m x 2.98m (14'10" x 9'10")

With sliding patio doors & window to the front.

## THE PLOT

The property occupies a plot of approximately 0.24 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band D.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





 **NEWTON FALLOWELL**



# Floorplan



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### AGENT'S NOTES

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