

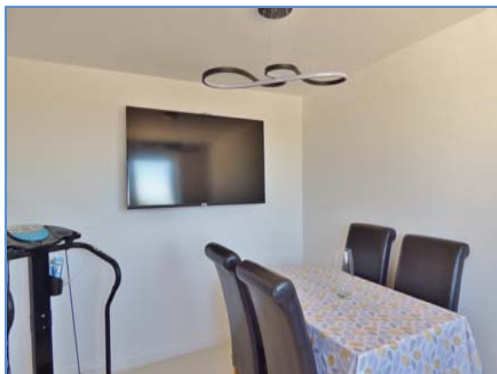
Reservoir Road, Surfleet Seas End, Lincs, PE11 4DH.



Kitchen/ Lounge Aspect 1



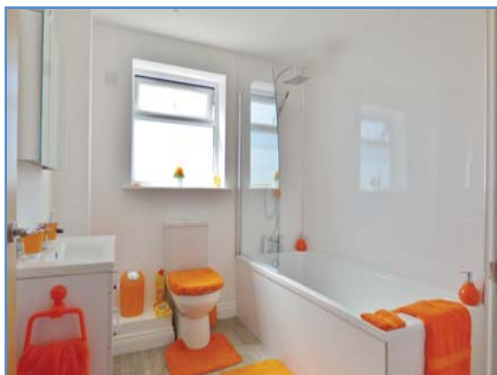
Kitchen/ Lounge Aspect 2



Dining Room/ Bedroom 4



Bedroom 1



Bathroom



Energy Performance Certificate

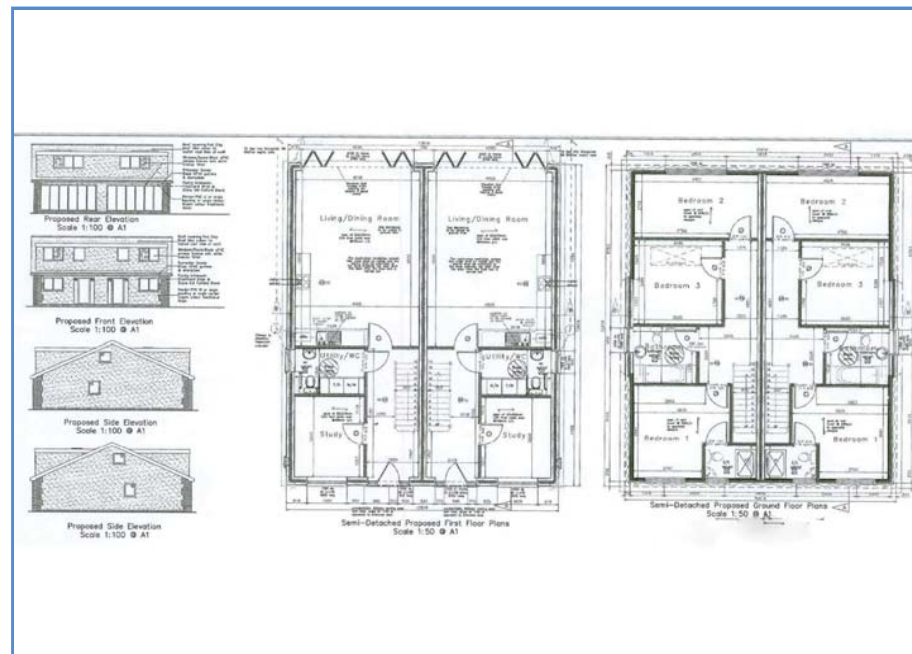
Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

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Ground Floor

Landing

Entrance door, engineered oak flooring, stairs leading to landing, door to:

Kitchen/ Living Room

Fitted with a matching range of base and eye level units with worktop space over, central island with 1+1/2 bowl sink with mixer tap and instant hot water tap, built-in Zanussi double oven, four electric hob, built-in Zanussi microwave, built-in wine cooler and dishwasher, space for fridge and freezer, TV point, spotlights, engineered oak flooring, electric fireplace, four section bi-fold doors with traffic door leading to rear garden.

Bedroom 4/ Dining Room

UPVC double glazed window to front, under floor heating

WC

Fitted with a two piece suite comprising, a wash hand basin and low-level WC, tiled splashbacks, built-in storage cupboard, engineered oak flooring, underground heating, frosted uPVC double glazed window to side.

First Floor

Landing

Spotlights to ceiling, doors to:

Bedroom 1

Two uPVC double glazed windows to front, double radiator, remote controlled lighting, USB points, door to:

En-suite

Fitted with a three piece suite comprising, a separate shower with body jets, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, spotlight to ceiling, uPVC frosted double glazed window to front.

Bedroom 2

UPVC double glazed window to rear, double radiator, USB points, remote controlled lighting.

Bedroom 3

Skylight, double radiator, USB points, remote controlled lighting.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, vanity wash hand basin and low level WC, heated towel rail, spotlights to ceiling, uPVC frosted double glazed window to side.

Outside

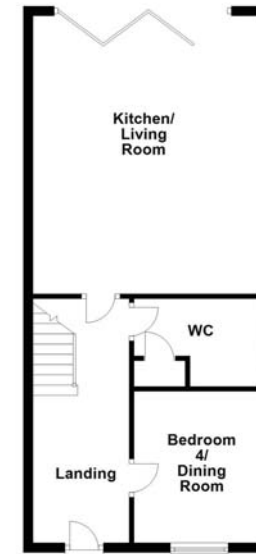
The front and rear of the property is currently under construction and further details will follow with driveway. This property benefits from open field views to the front.

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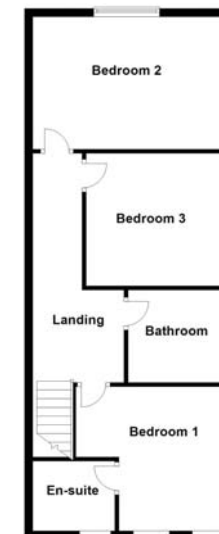
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -