

# RIVERSIDE

— *Surfleet* —

# WALK

An exclusive development of two, three and four bedroom homes



YOUR HOME | OUR VISION





# SURFLEET

Riverside Walk is located in the quaint but popular village of Surfleet in the heart of the Lincolnshire Fens.

Located just outside the town of Spalding, Surfleet boasts a range of amenities including pubs, hotels, a community sports centre, golf club, St Laurence Church and Surfleet Seas End Primary School.

Surfleet makes for an attractive home due to its location in relation to main roads for convenient travelling, but it also remains beautifully connected to the surrounding countryside, with the River Glen running through the heart of the village.

For commuters, Surfleet is just three miles from Spalding which has good train links to Peterborough in the south, giving easy access to London, and Lincoln in the north.

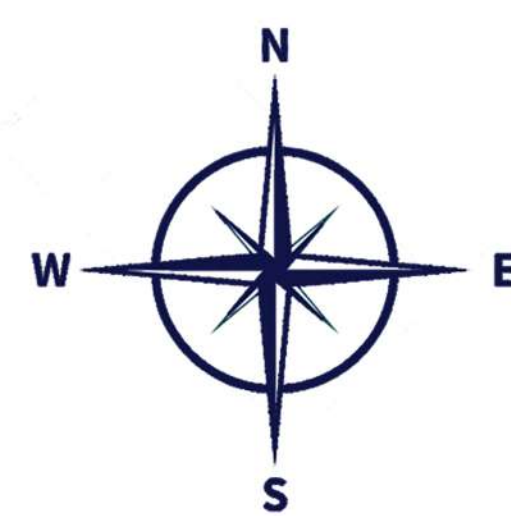
Spalding also boasts more amenities including GP surgeries, dentists, restaurants, shops, supermarkets and three secondary schools.

The town of Boston is just 12 miles away, offering more shops and things to do, as well as being home to the Pilgrim Hospital.





# RIVERSIDE *Surfleet* WALK



- KEY**
- RESERVED
  - AVAILABLE
  - COMPLETE
  - WEATHERBOARDED
  - BIODIVERSITY AREAS
  - Refuse/Recycling Collection Point (RCP)
  - Swales



  
**LOCK**  
3 BEDROOM PLOTS  
2,12

  
**MERE**  
3 BEDROOM PLOTS  
11,23,29,42,47

  
**AIRE**  
3 BEDROOM PLOTS  
30,34,35

  
**CLYDE**  
3 BEDROOM PLOTS  
9,10,27,28,32,33

  
**RUTLAND**  
3 BEDROOM PLOTS  
24,25,31,48,36


  
**AVON**  
3 BEDROOM PLOTS  
37,38

  
**RIBBLE**  
4 BEDROOM PLOTS  
3,5,26,43,44

  
**CORONATION**  
3 BEDROOM PLOTS  
39,40

  
**SEVERN**  
4 BEDROOM PLOTS  
1,4,41,45,46

  
**AFFORDABLE HOUSING**  
8,13,14,15,16,17,18,19,20

  
**TAY**  
4 BEDROOM PLOTS  
6

  
**FIRST HOMES**  
2 & 3 BEDROOM PLOTS  
7,21,22







General: 4 Beds	2 Beds	3 Beds
White Sockets & Switches	•	•
Polished chrome sockets & switches*	*	*
Polished chrome ironmongery to all doors	•	•
Outside tap	•	•
Landscaped front garden	•	•
1.8m close boarded fencing	•	•
UPVC double glazed windows	•	•
Combi 'A' Rated Boiler or system boiler and cylinder dependent on house type	•	•
Programmable gas central heating & thermostatic radiator valves	•	•
Choice of fitted wardrobes*	*	*
Coloured composite front door	•	•
Vertical panelled white internal doors	•	•
Softwood staircase with handrail	•	•
Standard carpet throughout (except wet areas)	•	•
UPVC double patio doors	•	•
Patio area	•	•
<b>Electrical:</b>		
Digital TV/Media panel to lounge with Sky wiring	•	•
Digital TV point to all bedrooms	•	•
BT socket to lounge	•	•
Double socket with USB charge point to Master Bedroom	•	•
Light and double socket to garage if applicable	•	•
Downlights to Kitchen, bathroom & en-suite areas	•	•
Electric power point to rear	*	*
Electric garage door kit	*	*
Solar panels to roof confirmation	Please ask the sales negotiator for	

### Bathroom/En-Suite:

Fitted white sanitaryware	●	●	●
Invictus Hard flooring to bathroom, cloakroom and en-suite/s	●	●	●
Glass shower screen over bath*	*	*	*
Thermostatic shower mixer over bath or riser rail*	*	*	*
Extractor fan to WC, bathroom and en-suite	●	●	●
Shaver point to en-suite & bathroom	●	●	●
Heated chrome towel rail to bathroom & en-suite	●	●	●
Splashback wall tiles to WC, bathroom & en-suite	●	●	●
Full height wall tiles around shower & bath cubicle***	●	●	●
Half-tiling to WC, bathroom & en-suite	*	*	●

### Kitchen/Utility:

18mm Kitchen units - standard selection	●	●	●
18mm kitchen units – upgrade selections	*	*	●
Matched end panels	●	●	●
Fully integrated domestic appliances (dishwasher, fridge/freezer/oven)	●	●	●
Induction Hob	●	●	●
Upstand & Splashback	●	●	●
Stainless steel 1.5 bowl sink to kitchen	●	●	-
Single stainless steel bowl to utility if applicable	-	-	●
Choice of Kitchen cupboard handles	*	*	*
Invictus hard flooring to Kitchen and Utility (if applicable)	●	●	●
Composite sink to kitchen	*	*	●
Glass extractor hood (if applicable)****	-	-	●

### Decoration:

White emulsion ceilings	●	●	●
'Almond White' emulsion walls	●	●	●
Satinwood finish to interior woodwork	●	●	●
Pencil edge skirting & architrave	●	●	●

### Safety & Security:

Intruder alarm*	*	*	*
Security locks to windows (except fire egress)	●	●	●
Mains fed smoke detector to hall & landing	●	●	●
Mains fed carbon monoxide detector to bedroom**	●	●	●
Dedicated energy efficient fittings	●	●	●
Mains fed doorbell	●	●	●

\* Is an upgrade choice.

● Is a standard choice.

- Is not available.

\*\* Only applicable if boiler is located in bedroom.

\*\*\* If your home has a separate shower cubicle and bath in the same room you will have half height tiling around the bath

\*\*\*\* Glass Extractor Hoods only applicable to homes with kitchen islands where the hood is located over said island.

PLEASE NOTE: Availability of upgrades and standard choices are subject to build stage at point of reservation. Plot CGI image is not intended to be a true representation of the Surfleet Development. A Management Company at 'Riverside Walk' has been set up to oversee the day to day upkeep and maintenance of the Estate landscaping including any open spaces. The charge for the year commencing April 2024 to be £334.86 and will be reviewed on an annual basis. Please ask the sales negotiator for more information.

# THE DEE

GROUND FLOOR



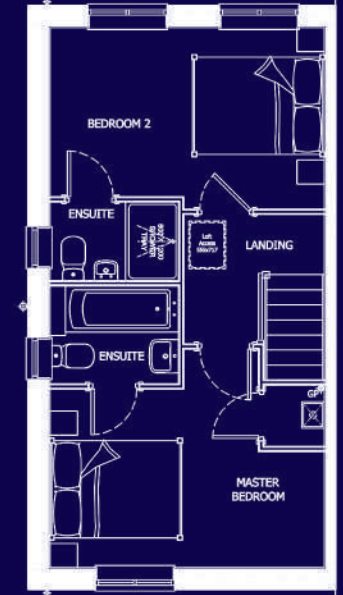
LOUNGE	5.27 x 2.92	17'4 x 9'7
KITCHEN	4.12 x 2.69	13'6 x 8'10
WC	1.61 x 1.05	5'5 x 3'5

Individual properties may vary from the information shown here. All sizes are approximate and should not be used to measure for furnishings.



A two bedroom home, perfect for first-time buyers, downsizers and investors.

FIRST FLOOR



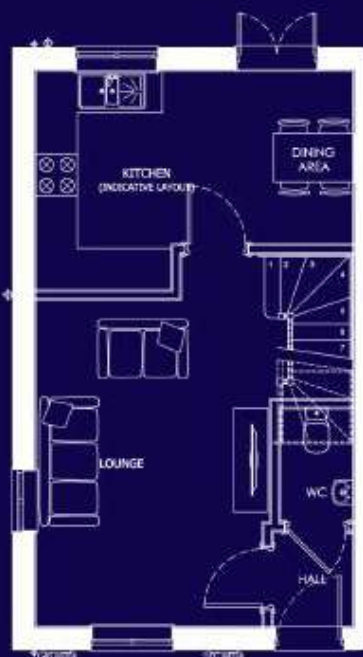
BED 1	4.12 x 2.68	13'6 x 8'10
EN-SUITE 1	1.93 x 1.47	6'4 x 4'10
BED 2	4.12 x 2.73	13'6 x 8'11
EN-SUITE 2	1.93 x 1.18	6'4 x 3'10





# THE CLYDE

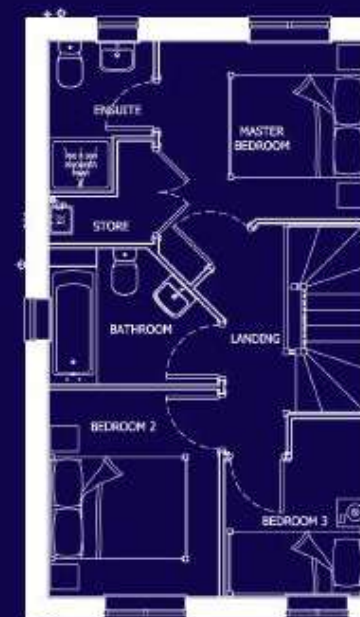
GROUND FLOOR



LOUNGE	4.70 x 3.27	15'5 x 10'9
KITCHEN	4.56 x 2.49	15'0 x 8'2
WC	1.63 x 1.05	5'4 x 3'5



FIRST FLOOR



BED 1	2.99 x 2.55	9'10 x 8'5
EN-SUITE	2.16 x 1.51	7'1 x 4'11
BED 2	2.98 x 2.45	9'9 x 8'0
BED 3	2.56 x 2.05	8'5 x 6'9
BATH	2.45 x 1.95	8'0 x 6'5

A three bedroom home, perfect for families and first-time buyers.





# THE AIRE



A three bedroom home, perfect for families and first-time buyers.

LOUNGE	5.07 x 3.76	16'8" x 12'4"
KITCHEN	5.01 x 3.00	16'6" x 9'10"
WC	1.65 x 1.10	5'5" x 3'7"

MASTER	3.07 x 3.24	10'1" x 10'8"
EN-SUITE	2.25 x 1.69	7'5" x 5'7"
BED 2	3.71 x 2.74	12'2" x 9'0"
BED 3	2.77 x 2.20	7'6" x 7'3"
BATH	2.11 x 1.83	6'1" x 6'0"



Please refer to your site map for plot numbers for this house type. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown. This information is for guidance only and does not form part of a contract.



# THE AVON

GROUND FLOOR



LOUNGE	4.30 x 3.80	14'1" x 12'6"
KITCHEN	3.80 x 2.76	12'6" x 9'1"
DINING	2.61 x 2.55	8'7" x 8'4"
WC	1.9 x 0.9	6'2" x 2'1"



FIRST FLOOR



BED 1	3.17 x 3.85	10'5" x 12'9"
EN-SUITE	2.01 x 1.68	6'7" x 5'6"
BED 2	3.05 x 2.61	10' x 8'7"
BED 3	2.76 x 2.11	9'1" x 6'11"
BATH	2.76 x 1.78	9'1" x 5'10"

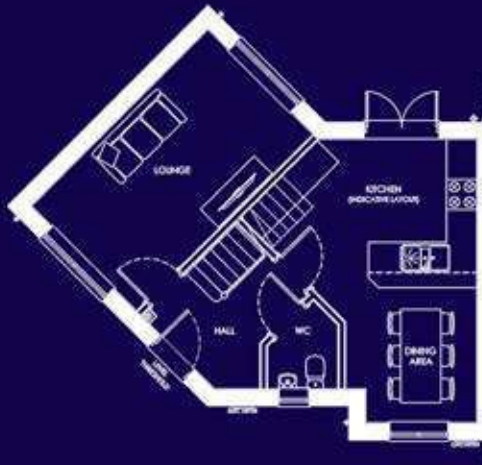
A three bedroom home, perfect for families and first-time buyers.





# THE CORONATION

GROUND FLOOR



LOUNGE	4.96 x 2.95	16'3 x 9'8
KITCHEN	5.64 x 3.13	18'6 x 10'3
WC	1.76 x 1.40	5'9 x 4'7



FIRST FLOOR



BED 1	4.41 x 3.60	14'6 x 11'10
EN-SUITE	2.20 x 1.82	7'3 x 6'0
BED 2	3.02 x 2.71	9'11 x 8'11
BED 3	2.17 x 1.96	7'1 x 6'5
BATH	1.96 x 1.89	6'5 x 6'3

A three bedroom home, perfect for families and first-time buyers.

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# THE LOCK

GROUND FLOOR



FIRST FLOOR



A three bedroom home, perfect for families and first-time buyers.

LOUNGE	5.64 x 3.25	18'6 x 10'8
KITCHEN	5.64 x 3.25	18'6 x 10'8
UTILITY	1.99 x 1.81	6'6 x 5'11
WC	1.70 x 1.05	5'7 x 3'5

BED 1	3.55 x 2.79	11'8 x 9'2
EN-SUITE	1.99 x 1.76	6'6 x 5'9
BED 2	3.36 x 3.32	11'0 x 10'11
BED 3	2.76 x 2.61	9'1 x 8'7
BATH	2.20 x 2.16	7'3 x 7'1

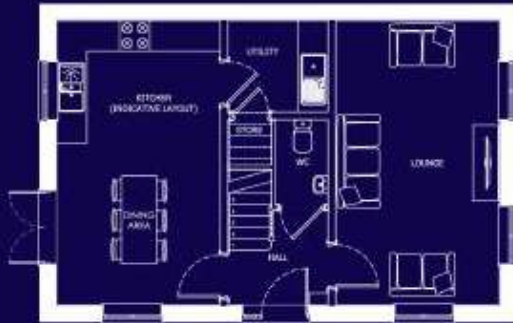


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# THE MERE

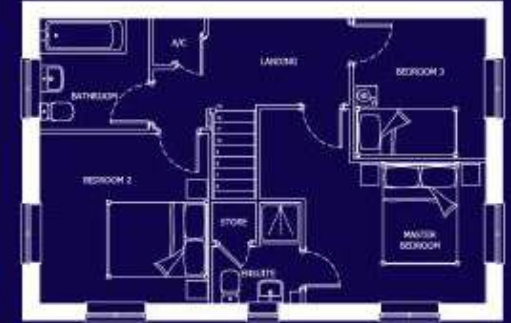
GROUND FLOOR



LOUNGE	5.64 x 3.25	18'6" x 10'8"
KITCHEN	5.64 x 3.25	18'6" x 10'8"
UTILITY	1.99 x 1.81	6'6" x 5'11"
WC	1.70 x 1.05	5'7" x 3'5"



FIRST FLOOR



BED 1	3.52 x 2.79	11'7" x 9'2"
ENSUITE	1.99 x 1.72	6'6" x 5'8"
BED 2	3.36 x 3.32	11'0" x 10'11"
BED 3	2.76 x 2.61	9'1" x 8'7"
BATH	2.20 x 2.16	7'3" x 7'1"

A three bedroom home, perfect for families and first-time buyers.



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# THE RUTLAND

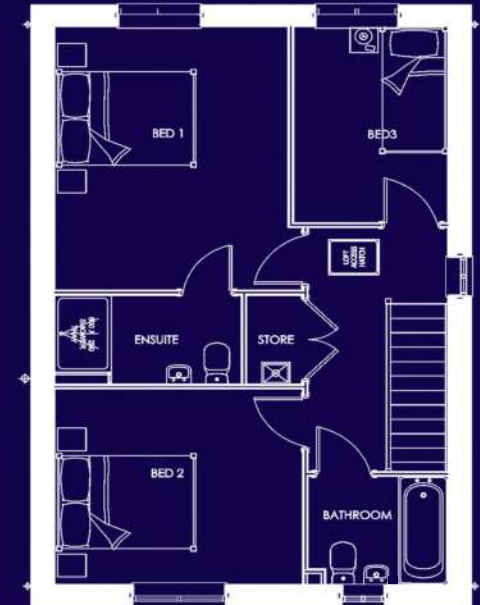
GROUND FLOOR



LOUNGE	5.58	x	3.60	18'4	x	11'10
KIT/DIN	5.68	x	3.15	18'8	x	10'4
UTILITY	1.98	x	1.75	6'6	x	5'9
WC	2.11	x	1.04	7'	x	3'5



FIRST FLOOR



BED 1	4.19	x	3.38	13'9	x	11'1
ENSUITE	2.71	x	1.43	8'11	x	4'8
BED 2	3.59	x	3.11	11'10	x	10'3
BED 3	3.13	x	2.25	10'3	x	7'5
STORE	1.43	x	0.83	4'8	x	2'9
BATH	2.04	x	1.74	6'8	x	5'9

A three bedroom home, perfect for families and first-time buyers.

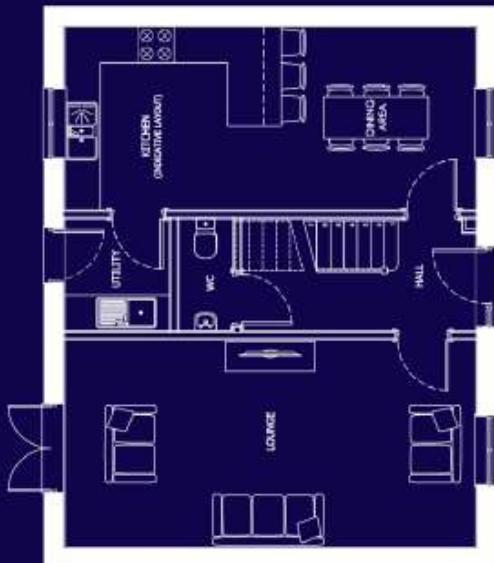


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# THE RIBBLE

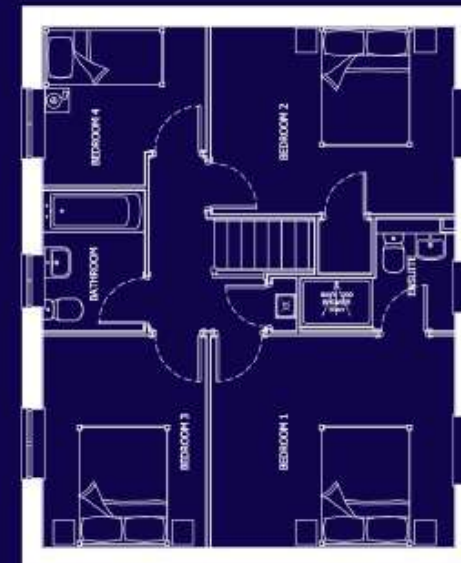
GROUND FLOOR



LOUNGE	6.87 x 3.45	22'7" x 11'4"
KITCHEN	6.87 x 3.05	22'7" x 10'0"
UTILITY	1.87 x 1.76	6'2" x 5'9"
WC	1.87 x 0.90	6'2" x 2'11"



FIRST FLOOR



BED 1	4.07 x 3.52	13'4" x 11'7"
EN-SUITE	2.54 x 1.87	8'5" x 6'2"
BED 2	4.07 x 3.12	13'4" x 10'3"
BED 3	3.52 x 2.73	11'7" x 8'11"
BED 4	2.73 x 2.65	8'11" x 8'8"
BATH	2.34 x 1.70	7'8" x 5'7"

A four bedroom home, perfect for families and professionals.



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# THE SEVERN

GROUND FLOOR



FIRST FLOOR



LOUNGE	5.31 x 3.16	17'5 x 10'5
DINING	2.76 x 3.16	9'1 x 10'5
KITCHEN	4.56 x 5.14	15' x 16'10
UTILITY	2.70 x 1.6	8'10 x 5'3
WC	1.86 x 0.89	6'1 x 2'11
GARAGE	5.16 x 2.55	16'11 x 8'4

A four bedroom home, perfect for families and professionals.

BED 1	3.93 x 3.16	12'11 x 10'5
ENSUITE	1.2 x 2.11	3'11 x 6'11
BED 2	3.86 x 2.77	12'8 x 9'1
BED 3	2.93 x 2.77	9'7 x 9'1
BED 4	2.93 x 3.16	9'7 x 10'5
BATH	1.7 x 2.36	5'7 x 7'9





# THE TAY

GROUND FLOOR



FIRST FLOOR



LOUNGE	6.90 x 3.55	22'8 x 11'8
KITCHEN	4.52 x 4.06	14'10 x 13'4
BREAKFAST	3.48 x 2.72	11'5 x 8'11
DINING	3.70 x 3.05	12'2 x 10'0
UTILITY	1.95 x 1.66	6' 5 x 5' 6
WC	1.78 x 1.55	5'10 x 5' 1

A four bedroom home, perfect for families and professionals.

BED 1	4.51 x 4.28	14'10 x 14'1
EN-SUITE	2.27 x 1.87	7' 5 x 6' 2
BED 2	3.57 x 3.37	11'9 x 11'1
EN-SUITE	1.91 x 1.87	6' 3 x 6' 1
BED 3	3.57 x 3.40	11'9 x 11'2
BED 4	3.82 x 3.74	12'7 x 12'3
BATH	2.58 x 1.92	8' 6 x 6' 4





# RIVERSIDE — *Surfleet* — WALK

Sunnydale Close, Surfleet, Lincs, PE11 4BS

Riverside Walk is a beautifully presented development of 48 homes situated in the rural village of Surfleet.

Surfleet is a small village located 3 miles (4.8km) north of Spalding and 12 miles from Boston, offering good road and transport links to Peterborough in the south and Lincoln in the north.



Building Standards. Protecting Homeowners



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