



BRADLEY JAMES

ESTATE AGENTS



7 Kingfisher Drive, Surfleet, Spalding, PE11 4BU

Asking price £325,000

- VENDORS HAVE LIVED HERE FOR 27 YEARS
- NEWLY FITTED SHOWER ROOM
- THREE RECEPTION ROOMS
- ENVIALE CORNER PLOT
- TWO MINUTE DRIVE TO SPALDING GOLF COURSE
- NEWLY FITTED KITCHEN
- NEWLY FITTED EN-SUITE
- EXTENDED GARDEN ROOM
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
- THREE DOUBLE BEDROOMS

7 Kingfisher Drive, Spalding PE11 4BU

Nestled in the charming village of Surfleet, on Kingfisher Drive, this delightful detached family home has been lovingly cared for by the current owners for an impressive 27 years. Set on an enviable corner plot, the property boasts picturesque views over the green at the front and a beautifully landscaped rear garden, complete with a feature partially walled area, perfect for outdoor relaxation and entertaining.

Upon entering, you are greeted by a spacious entrance hall that leads to a selection of well-appointed reception rooms. The first is a double aspect lounge, offering lovely views of the garden, while the second reception room serves as a bright dining area, also benefiting from dual aspects. The newly fitted kitchen is a chef's delight, complemented by a utility room and a convenient cloakroom. The extended garden room, with its doors opening directly to the rear garden, provides a seamless connection to the outdoors.

The first floor features three generously sized double bedrooms, with the master bedroom enjoying the luxury of a newly fitted en-suite shower room. A newly fitted shower room serves the other two double bedrooms, ensuring comfort and convenience for all family members.

Outside, the corner plot provides ample space for a growing family, with off-road parking leading to a single garage. Side gated access allows for easy entry to the landscaped rear garden.

The property is conveniently located within walking distance to Surfleet's amenities, including a shop, two pubs, a primary school, a farm shop, and a fish and chip shop.

For golf enthusiasts, Spalding Golf Course is just a two-minute drive away. With excellent road links via the A16 connecting Peterborough, Boston, Norfolk, and Lincoln, this is a must-see property that combines comfort, space, and a prime location.



Council Tax Band: C



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, under stairs storage cupboard, tiled floor, radiator and power points.

Downstairs Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, half height tiled walls, tiled floor and radiator.

Lounge

20'2 x 11'7

Double aspect with a UPVC double glazed window to the front, two UPVC double glazed windows to the side overlooking the garden, radiator, power points, TV point, gas fireplace and wall lights.

Dining Room

12'0 x 9'8

Double aspect UPVC double glazed window to the front and to the side, radiator, power points and tiled floor.

Kitchen

12'0 x 10'0

Double aspect with UPVC double glazed window to the side, UPVC double glazed window to the front overlooking the green, newly fitted kitchen with base and eye level units with work surface over, Belfast double sink with mixer taps over, integrated electric oven and grill with a half sized electric oven and grill above, integrated full length fridge, four burner gas hob with extractor over, integrated dishwasher, power points and skinned ceiling with inset spotlights.

Utility Room

10'7 x 5'8

UPVC double glazed window to the side, UPVC obscured double glazed door to the side, base and eye level units with work top over, space and point for fridge, space and plumbing for washing machine, power points, radiator, tiled floor and a door leading through to the extended garden room.

Garden Room

13'5 x 13'2 max

Double aspect with UPVC double glazed French doors going to the rear garden, two UPVC double glazed windows to the side, radiator, power points, TV point in both corners, tiled floor and skinned and coved ceiling.

Landing

UPVC double glazed window to the front, loft hatch, radiator, power point and airing cupboard with shelving.

Bedroom 1

16'0 x 11'8

UPVC double glazed window to the front and side, radiator, power points, TV point, telephone point and a built-in single wardrobe.

Bedroom 1 En-suite

UPVC obscured double glazed window to the side, walk in shower with a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, vanity wash hand basin with mixer taps over, WC with push button flush with storage cupboards beneath and work surface over, wall mounted mirror with LED lighting, extractor fan and skinned ceiling with inset spotlights.

Bedroom 2

12'0 x 10'0

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

Bedroom 3

12'0 x 10'0

UPVC double glazed window to the side, radiator and power points.

Shower Room

UPVC obscured double glazed window to the rear, walk-in shower with a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over, WC with push button flush with storage unit beneath and work surface over, wall mounted heated towel rail, wall mounted mirror with LED lighting which has bluetooth capacity and anti-demist function, extractor fan and skinned ceiling with inset spotlights.

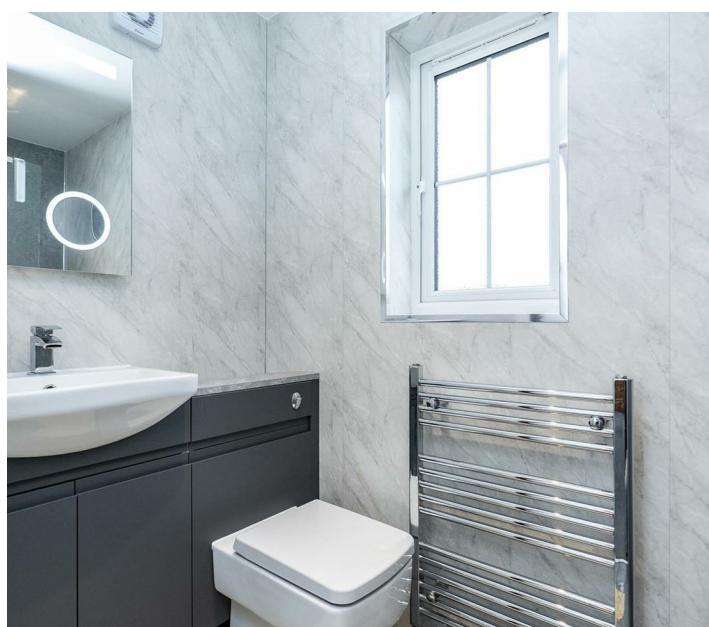
Outside

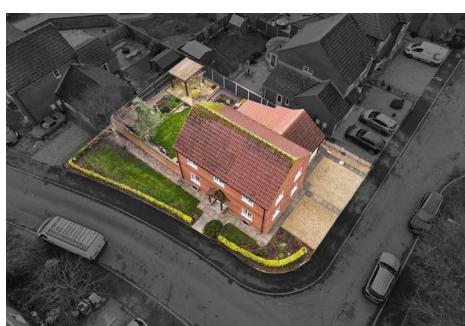
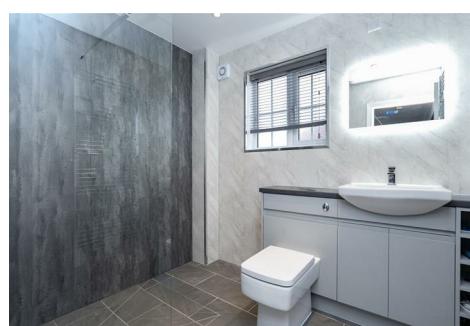
The property sits on an enviable corner plot to the front door, there's a cottage style storm porch with courtesy light, to the side is gravel off-road parking for three to four cars which leads to the single garage. There is side gated access leading to the landscaped rear garden which is enclosed by panel fencing, has an extended Indian sandstone patio off the garden room which leads to a second patio seating area with pergola, the rest is laid to lawn with raised flower and shrub beds, outside lights and outside tap. The rear garden is also enclosed by a decorative brick wall.

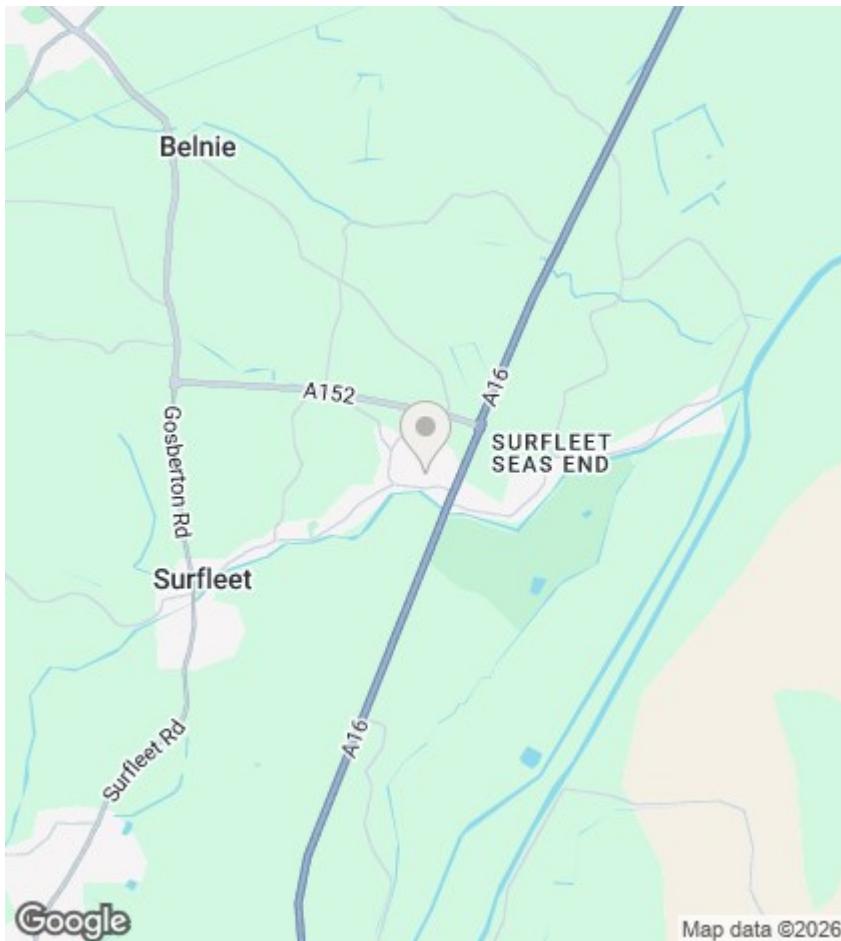
Single Garage

17'3 x 8'3

Metal up and over door, wall mounted Worcester Bosch boiler, loft hatch, power points and fuse box.







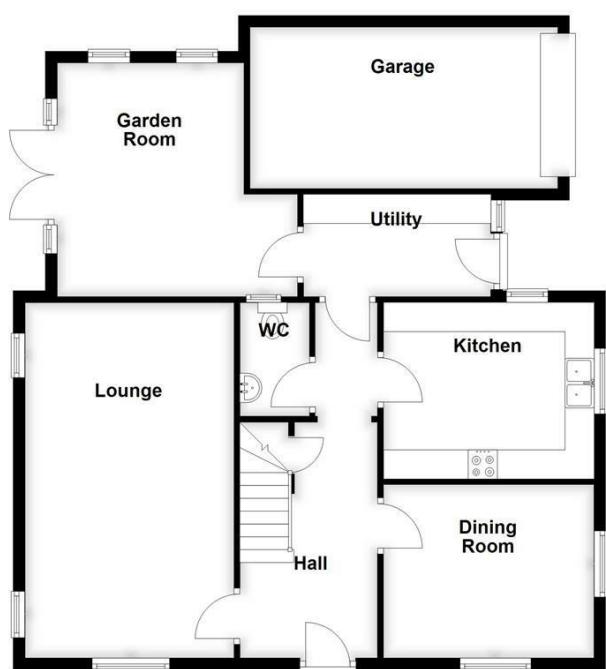
Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

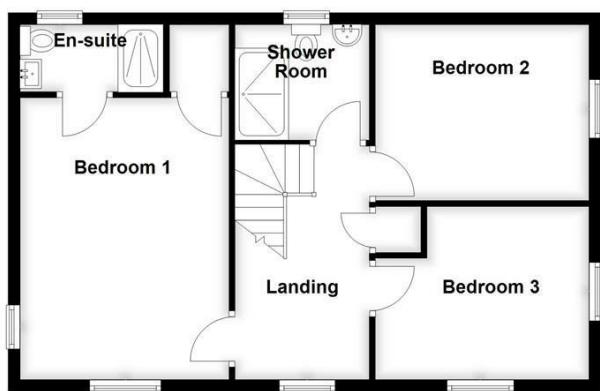
EPC Rating:

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

Ground Floor
Approx. 95.6 sq. metres (1028.9 sq. feet)



First Floor
Approx. 59.4 sq. metres (639.4 sq. feet)



Total area: approx. 155.0 sq. metres (1668.3 sq. feet)