



**Emerald Road, Surfleet, Spalding, PE11 4GA**

**welcome to**

**Emerald Road, Surfleet Spalding**

**\*THREE DOUBLE BEDROOMS\* \*THREE BEDROOM SEMI-DETACHED HOUSE\* \*25% SHARED OWNERSHIP\* \*ALLOCATED PARKING\***



### **Entrance Hall**

Double glazed door to the front aspect leads into the property.

Radiator, staircase leading to the first floor accomodation

### **Cloakroom**

Vinyl flooring, radiator, wash hand basin and WC.

Double glazed window to the front aspect.

### **Lounge**

11' 1" x 16' 11" ( 3.38m x 5.16m )

Carpeted flooring, storage cupboard, radiator and TV and telephone point.

Double glazed window to the rear aspect.

Double glazed patio doors to the rear aspect.

### **Kitchen**

8' 1" x 11' 11" ( 2.46m x 3.63m )

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, one and a half sink/drainer, electric oven with electric hob and extractor fan over, space for washing machine and tumble dryer, vinyl flooring, storage/boiler cupboard.

Double glazed window to the rear aspect.

Double glazed patio doors to the rear aspect.

### **Landing**

Carpeted flooring, loft access, airing cupboard.

### **Bedroom Two**

8' 3" x 17' 6" ( 2.51m x 5.33m )

Carpeted flooring, radiator and TV point.

Double glazed windows to the rear aspect.

### **Bedroom One**

9' 11" x 17' 5" ( 3.02m x 5.31m )

Carpeted flooring, radiator and TV point.

Double glazed windows to the rear aspect.

### **Bedroom Three**

10' 11" x 7' 4" max ( 3.33m x 2.24m max )

Carpeted flooring, radiator and TV point.

Double glazed window to the rear aspect.

### **Bathroom**

Three piece suite comprising of a bath with shower, wash hand basin and WC. Partly tiled, vinyl flooring, radiator, extractor fan, shaver point.

### **Exterior**

Off-road parking to the side

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area and garden shed.



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## Emerald Road, Surfleet Spalding

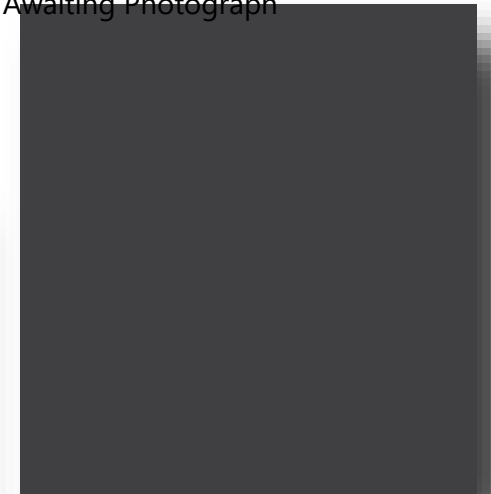
- \* 25% SHARED OWNERSHIP\*
- WELL-PRESENTED THROUGHOUT
- IDYLIC VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: Exempt

**£53,750**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG111031 - 0008

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