



## 27 THE RESERVOIR

SPALDING, PE11 4DJ

£250,000  
FREEHOLD

### ALL YEAR RESIDENCE ON THE RESERVIOR!!

Nestled in the picturesque setting of The Reservoir in Surfleet, Spalding, this stunning detached bungalow/lodge offers a unique riverside living experience. The property, built in 2013 on FREEHOLD LAND boasts four double bedrooms, making it ideal for a family or those seeking extra space. Parking space to the rear of the property for two cars.

15 Minutes away is Spalding Golf Course.

Also excellent fishing access from the front of the property.

The modern interior of this lodge is ready for the buyer to move straight in and enjoy the tranquil surroundings perfectly. The property features a spacious bathroom, ensuring convenience and comfort for its residents.





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- Executive Holiday Lodge • Enviably Location • Private Mooring • Extensive Grounds For Entertaining • Large Decked Area • Four Double Bedrooms • Modern Construction • Rare Opportunity!!

## Summary

ALL YEAR RESIDENCE ON THE RESERVIOR!!

Nestled in the picturesque setting of The Reservoir in Surfleet, Spalding, this stunning detached lodge offers a unique riverside living experience. The property, built in 2013 on FREEHOLD LAND boasts four double bedrooms, making it ideal for a family or those seeking extra space.

The modern interior of this lodge is ready for the buyer to move straight in and enjoy the tranquil surroundings perfectly. The property features a spacious bathroom, ensuring convenience and comfort for its residents.

One of the standout features of this lodge is its private mooring, offering the opportunity for boat owners to enjoy direct access to the water. Imagine waking up to the gentle sounds of the river and enjoying a morning coffee on your own private deck.

With four double bedrooms, this home provides ample space for relaxation and entertainment. The modern construction ensures a hassle-free living experience, allowing you to focus on enjoying all that this riverside retreat has to offer.

Don't miss out on the chance to own a piece of riverside paradise in this sought-after location. Book a viewing today and experience the charm and tranquillity of this unique property for yourself.

## Open Plan Living Area / Kitchen

Windows to elevations, ceiling lights, carpet, patio doors opening to large raised deck area with views over the reservoir and private mooring, well appointed kitchen to cater for guests in this large open plan area - ideal for entertaining

## OUTSIDE

The property has private parking to the rear bank and enjoys a large, enviable plot with rear garden, shed, side access and lawn to the front with space for boat storage - leading to private mooring - a rare find for this location! 'Parking space to the rear of the property for two cars

## Inner Hallway

Rear entrance door into hallway with carpet, ceiling lights and doors to:

## Bedroom 1

Window to rear, radiator, ceiling light and carpet.

## Bedroom 2

Window to rear, radiator, ceiling light and carpet

## Bedroom 3

Window to side, radiator, ceiling light and carpet

## Bedroom 4

Window to side, ceiling light and carpet

## Airing Cupboard

Cupboard / boot room.

## Bathroom

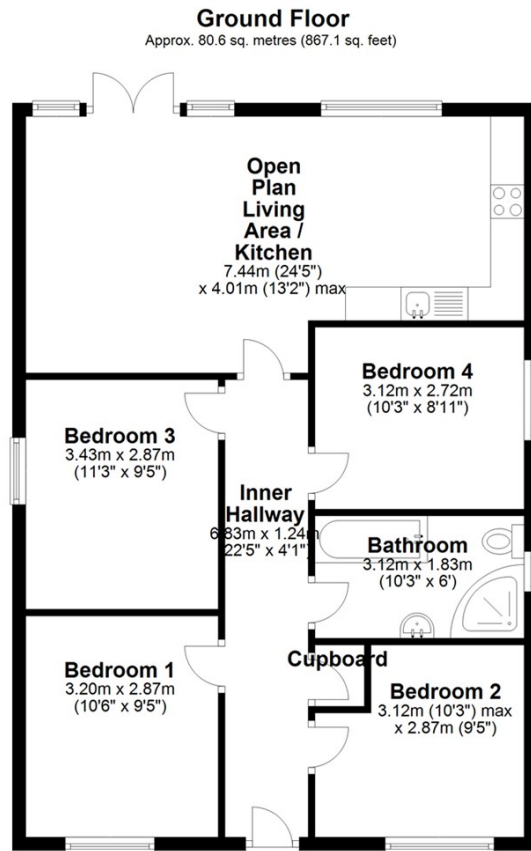
Window to side, cushion vinyl flooring, radiator, matching suite with bath, low level WC, separate shower and hand wash basin





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

