



Plot 25, The Kingfisher Coalbeach Lane South, Spalding, PE11 4DF

£260,000

PLOT 25 ** THE KINGFISHER* BRAND NEW THREE BEDROOM DETACHED HOUSE**

The Kingfisher is a three bedroom detached property with detached single garage. Situated on a brand new development in the sought after village of Surfleet nestled on the bank of the River Glen. The village offers a golf course, Bistro Pub and primary school, with easy access to the market town of Spalding approx 4.5 miles away offering a full range of shopping and leisure facilities along with bus and railway stations. The city of Peterborough is a further 18 miles away offering a fast train link with London's Kings Cross. The Kingfisher comprises of entrance hallway, lounge, kitchen-diner and cloakroom. The first floor offers the principle bedroom with en-suite, two further bedrooms and family bathroom. With detached single garage and fully enclosed rear gardens.

Entrance

Composite Glazed Door. Intruder Alarm. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Stairs to first Floor.

Lounge 17'11" x 11'1" (5.47 x 3.39)

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Media Point.

Kitchen/Diner 17'11" x 11'1" (5.47 x 3.39)

Fully Fitted Kitchen Units with Integrated Dishwasher, Fridge Freezer, Oven, Hob & Extractor. Upstands and Splashbacks. Stainless Steel One & half bowl sink with mixer tap. LVT Flooring to Kitchen

Cloakroom 5'6" x 3'1" (1.70 x 0.95)



Toilet with wash hand basin. Tiled splash backs. Stainless steel towel rail.

Principal Bedroom 10'7" x 11'2" (3.24 x 3.41)



Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

Ensuite 4'11" x 5'2" (1.51 x 1.58)



Fitted White Sanitaryware with Shower. Extractor Fan. Heated Towel Rail. LVT Flooring.

**Bedroom 2 10'7" reducing 8'0" x 11'0"
reducing 8'11" (3.24 reducing 2.44 x 3.37
reducing 2.73)**



Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

Bedroom 3 7'5" x 7'0" (2.28 x 2.14)



Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

Bathroom 7'10" x 6'7" (2.39 x 2.02)



Fitted White Sanitaryware. Extractor Fan. Shaver Point. Chrome Heated Towel Rail. Tiling around bath. LVT Flooring.

Garden

Turf to Front garden. Rotavated rear garden. Patio Area. External Lighting to front and rear

Surfleet Show Home Appointments

There is a show home available to view. The Show Home is a Peacock style 4 bedroom detached House with a Double Garage.

The Sales office is open Fri, Sat and Monday 10am - 5pm and Sunday 10am - 4pm. Please call to book your viewings on 01775 766888. For all other enquiries outside these times please call the head office on 01775 766888.

Property Information

Programmable Gas Central Heating
Mains wired smoke alarm in hallway & landing
Mains fed CO2 alarm
Fibre Broadband
LABC 10 Year Warranty
Freehold with vacant possession on completion.

PLEASE NOTE: There will be a management charge payable on each plot per annum. Price to be confirmed.

The photos used are those of a similar plot. The colour of the brickwork and roofs are subject to change and will be confirmed at reservation stage. Illustrations are artists impressions only and not to be taken as an actual representation of finish or specification.

Glenfields Offer Procedure

There is a £1000 Reservation fee which goes towards the final purchase.

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy. If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation. We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

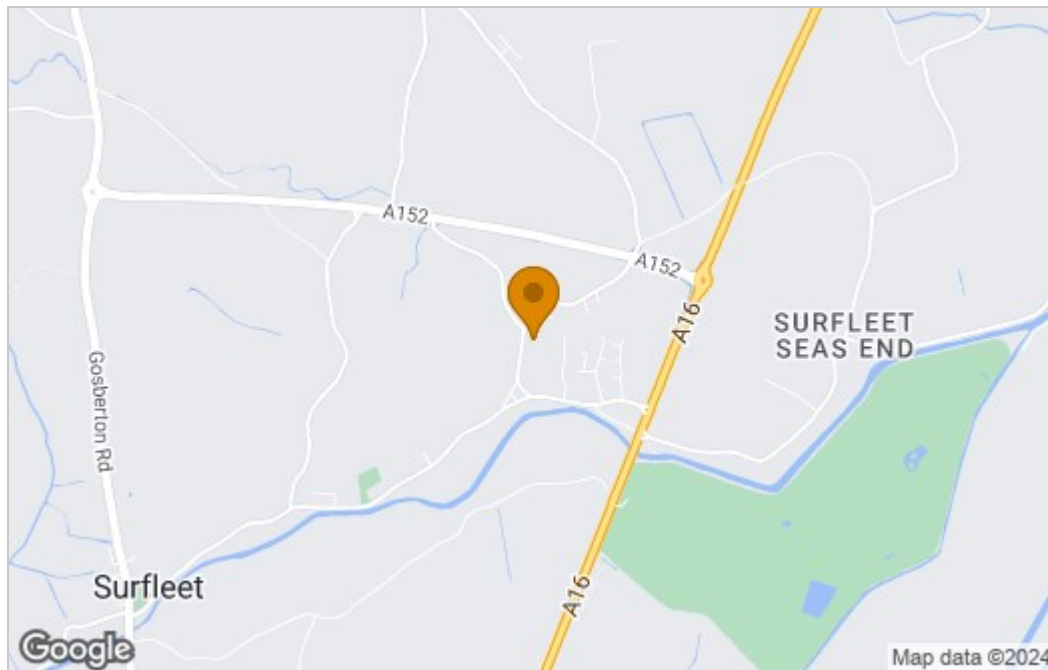
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Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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