



## **Glenfirs, Stockhouse Lane, Surfleet, PE11 4AR**

**£399,000**

Ark Property Centre are delighted to offer for sale this detached bungalow situated on the edge of Surfleet Village. Offering nearly 1500 sqft of accommodation and sitting on a plot circa 0.3 acre this bungalow is certainly a unique prospect. Internally comprising three double bedrooms, two bathrooms and two reception rooms. Externally there are a variety of outbuildings and a covered garden room perfect for entertaining. Glenfirs offers superb opportunity to enjoy as is or further develop subject to relevant permissions. Contact Ark for more information.

### Entrance Hall



Composite glazed entrance door, skimmed ceiling with loft access, vertical anthracite column radiator, wood effect tiled flooring, built in airing cupboard with slatted shelving and radiator, built in mirrored double cupboard with hanging rail and slatted shelving.



### Lounge 16'2" x 14'7" (4.95m x 4.45m)



PVCu double glazed windows to side and rear, obscured glazed block wall feature, skimmed ceiling, tiled flooring, black vertical column radiators, exposed brick fireplace with herringbone detailing and cast iron multi fuel stove with oak mantel.



### Office 10'7" x 4'11" (3.23m x 1.52m)



Obscured glass block wall feature, skimmed ceiling, tiled flooring.

**Utility Area 14'6" x 8'2" (4.42m x 2.51m)**



PVCu double glazed window and door to side, skimmed ceiling, tiled flooring, black vertical column radiator, fitted base and eye level unit with stainless steel twin sink and drainer top. Opening to kitchen diner and door to bedroom one suite.

window to side, coving to skimmed ceiling, tiled flooring, black vertical column radiators. Refitted with a range of base and eye level units with island unit. Corian work surfaces with metro tiled splashback, moulded sink with drainer grooves and mixer tap over, induction hob with stainless steel extractor hood over, integrated oven, grill and microwave, space and plumbing for washing machine, space and plumbing for American style fridge freezer.



**Summer Room 23'5" x 15'8" (7.14m x 4.80m)**

A fantastic room to really combine the inside and out, offering great entertaining space. A timber frame construction with polycarbonate roof and sun blinds, tiled flooring, power and light connected, hot tub currently in situ (and included in sale) with shower and low level shower tray. Opening to garden.

**Kitchen Dining Room 23'5" x 11'10" (7.14m x 3.63m)**



PVCu double glazed window and door to rear,

**Ensuite**



PVCu double glazed window to side, skimmed ceiling

with recessed ceiling spotlights, extractor fan, shaver point, tiled flooring and tiled feature wall, concealed cistern toilet and wash hand basin set in vanity unit with chrome mixer tap over, black heated towel rail, 'D' shape shower cubicle with tiled walls and recessed shower nook, glass shower door and thermostatic mains shower.

**Bedroom One 10'7" x 10'0" (3.23m x 3.05m)**

PVCu double glazed window to side, coving to skimmed ceiling, radiator, laminate flooring, reading lights and double sockets with USB ports, built in mirrored sliding door wardrobes with hanging rails and wall mounted LPG central heating boiler.



**Bedroom Two 14'11" x 12'5" (4.57m x 3.81m)**



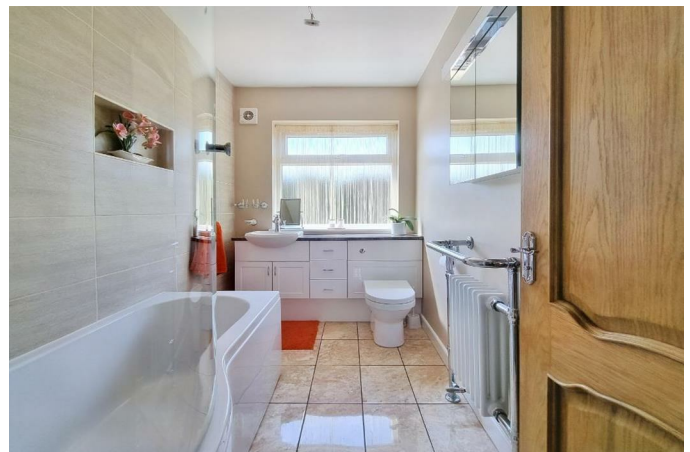
PVCu double glazed windows to front and sides, coving to skimmed ceiling, radiator.

**Bedroom Three 10'11" x 10'7" (3.33m x 3.25m)**



PVCu double glazed window to front, painted floorboards, radiator, skimmed ceiling, built in full height sliding door wardrobes with automatic lights, power points, TV point, built in desk, shelving and hanging rails.

**Bathroom**



PVCu double glazed window side, skimmed ceiling, traditional style heated towel rail, tiled flooring, extractor fan, fitted 'P' shape bath with wall mounted tap and bath spout, thermostatic mains shower over, tiled wall with shower nook, wall mounted mirrored vanity cabinet with courtesy light and shaving point. Wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush.

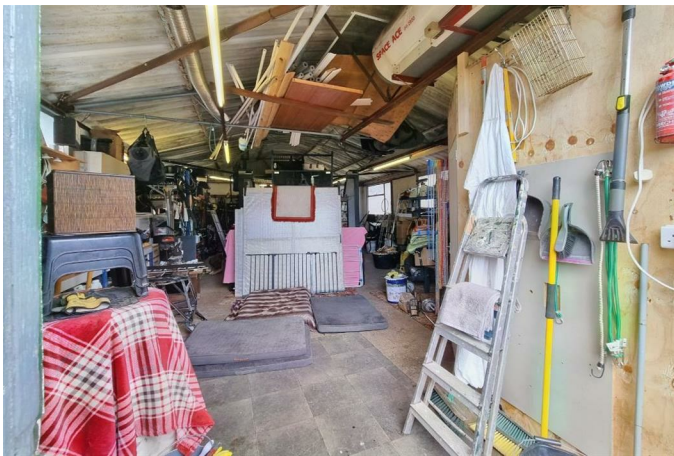
**Garage/Workshop 32'7" x 20'9" (9.94m x 6.35m)**



With power and light connected, two post vehicle lift and lockable office area.

There is a water supply to the workshop.

Ideal as a workshop or for redevelopment subject to relevant planning permissions.



**Outbuildings 8'9" x 6'3" (2.69m x 1.93m)**



In addition to the workshop there are a range of garden buildings including three metal shipping containers, timber shed with bar area and polytunnel.

**Outside**



The property sits central on it's plot of circa 0.3 acre (subject to survey).

To the front of the property is a gravelled horseshoe driveway offering off road parking for multiple vehicles. There is a front lawn with mature Silver Birch tree. There is gated access leading to the rear of the plot offering pedestrian and vehicular access. Beyond the outbuildings there is further low maintenance gardens with field views and a variety of fruit trees. There are three external taps and two power outlets on site along with PIR security lighting.



**PLEASE NOTE:**

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**PLEASE NOTE:**

The property benefits from LPG central heating and drainage is by way of septic tank.

**PLEASE NOTE:**

Planning permission has previously been granted for change of use.

**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**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

**Offer Procedure**

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.

**Property Postcode**

For location purposes the postcode of this property is: PE11 4AR.

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.



**Additional Information**

TENURE: Freehold with vacant possession on completion.

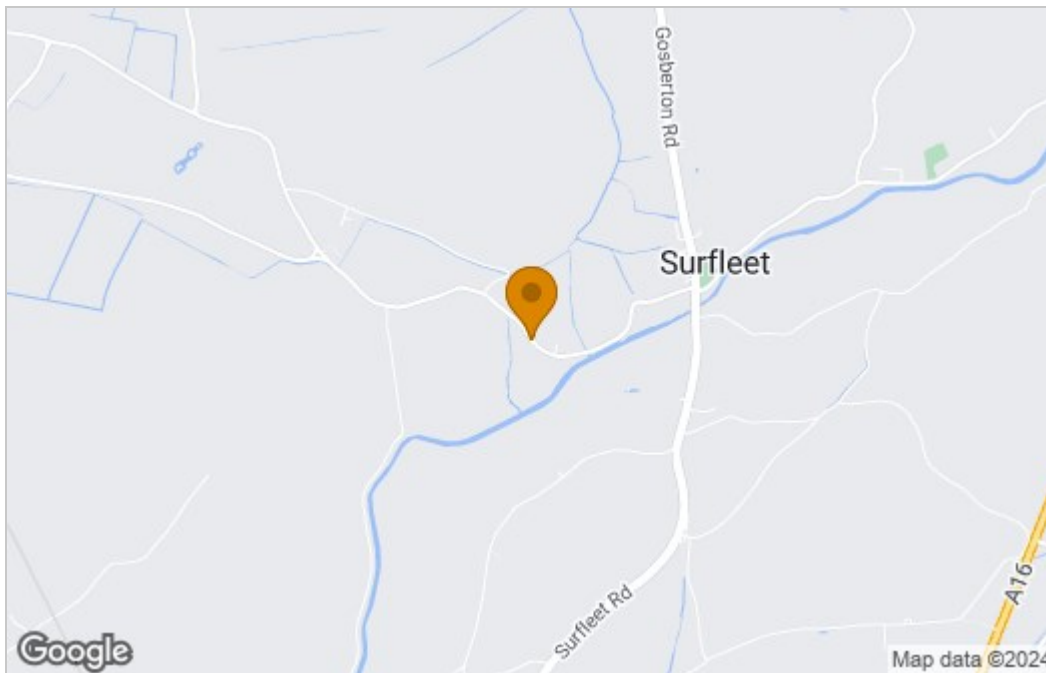
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COUNCIL TAX BAND: B

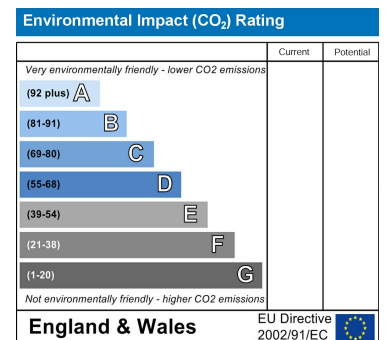
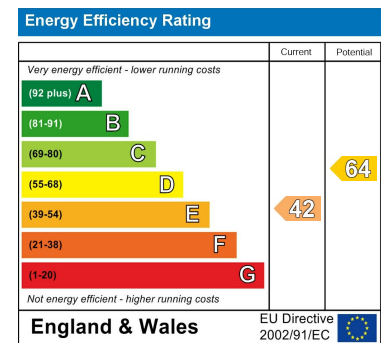
## Floor Plan



## Area Map



## Energy Efficiency Graph



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