



Plot 51. The Wren Coalbeach Lane South, Surfleet, PE11 4DF

£180,000

PLOT 51 ** THE WREN*** BRAND NEW TWO BEDROOM SEMI DETACHED HOUSE

The Wren is a two bedroom semi detached property with parking space. 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 cathedral city of Peterborough is a further 18 miles away offering a fast train link with London's Kings Cross. The Wren comprises of entrance hallway, lounge, kitchen and cloakroom. The first floor offers two bedrooms and family bathroom. With parking space and fully enclosed rear gardens.

Entrance Hallway

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

Lounge 16'1" x 11'3" (4.92 x 3.45)

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

Kitchen/Diner 14'1" x 9'9" (4.30 x 2.99)

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

Cloakroom 5'5" x 2'11" (1.66 x 0.91)

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

Principle Bedroom 14'9" x 10'2" (4.50 x 3.10)

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

Bedroom 2 14'9" x 8'7" (4.50 x 2.63)

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

Bathroom 6'11" x 8'5" (2.12 x 2.57)

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

Property Information (Paragraph)

Property Information - THE PHOTOGRAPHS USED ARE OF A ' A WREN STYLE' BUT A DIFFERENT PLOT AND ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE TAKEN AS AN ACTUAL REPRESENTATION OF FINISH OR SPECIFICATION.

The colour of the brickwork and roofs are subject to change and will be confirmed at reservation stage.

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

confirmed.

Freehold with vacant possession on completion.

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.

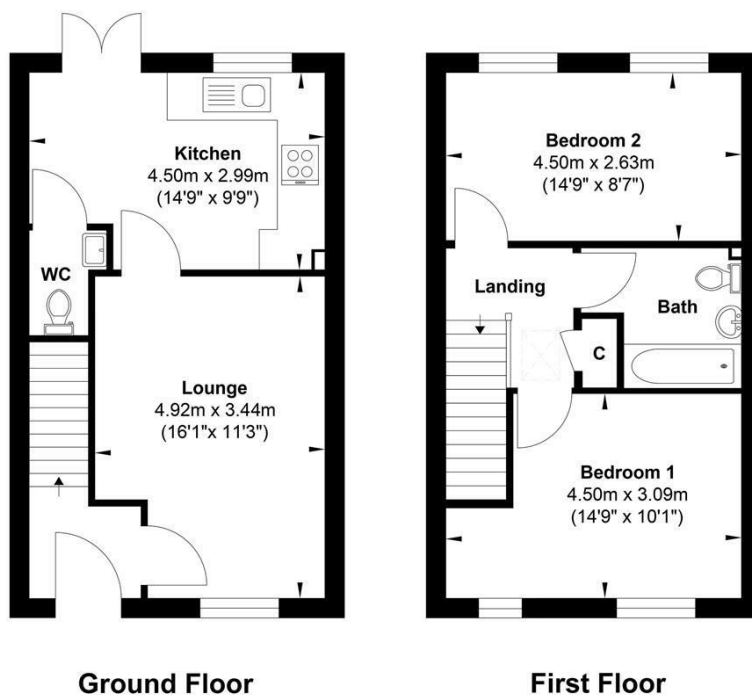
The Sales office is open Fri, Sat and Monday 10am - 5pm and Sunday 10am - 4pm. Please call to book your viewings on 01775 766888. For all other enquiries outside these times please call the head office on 01775 766888.

Offer Procedure (Paragraph)

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.

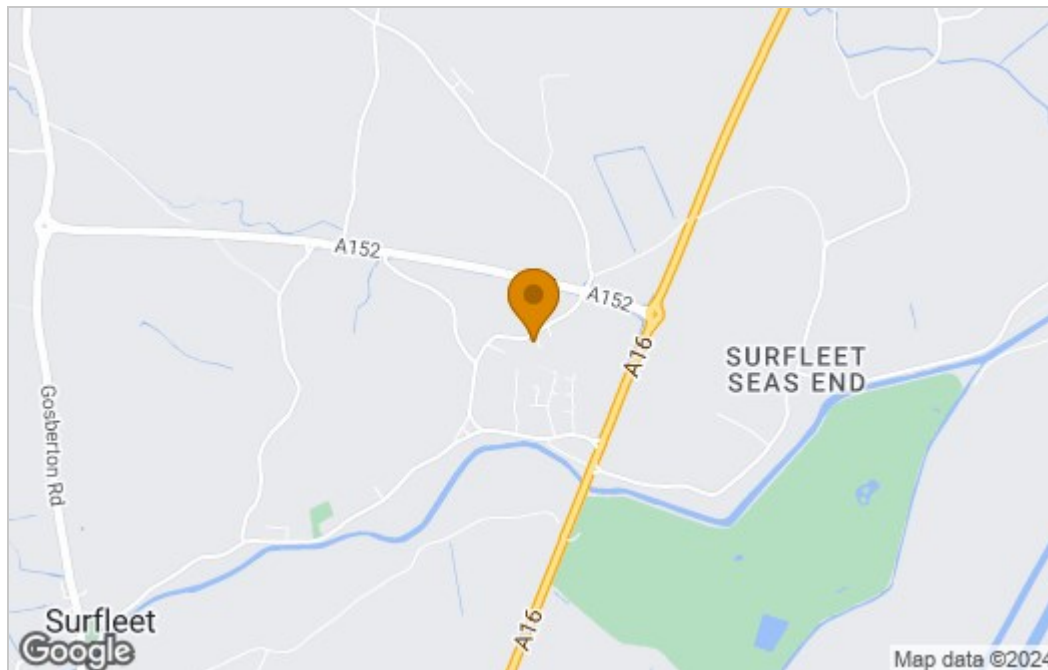
Floor Plan



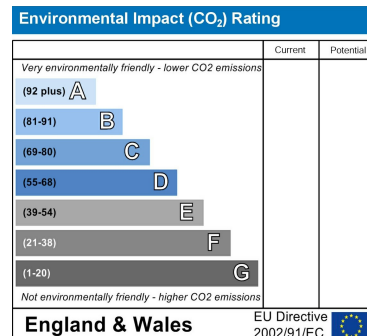
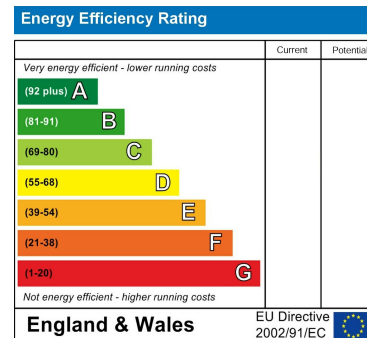
Gross Internal Floor Area : 72.0 m2 ...775.0 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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