



Plot 5 Needham Drive, Surfleet, PE11 4DB

£490,000

THE LAST ONE! We're thrilled to present the final opportunity to own a piece of paradise on Needham Drive, just off Station Road in Surfleet. Nestled near the river, this captivating bungalow epitomizes comfort and style, offering the perfect canvas for you to imprint your personal touch on every detail. Don't miss out on the chance to transform this bungalow into your dream home.

The last remaining plot on this beautiful development. Get in early and get the choose of kitchen and bathrooms and really make it your own. The property will come with underfloor heating throughout, tiled or LVT flooring in the kitchen and bathrooms.

Entrance Hall



Entrance door to front aspect. Airing cupboard.

Open Plan Kitchen Diner Lounge 22'68 x 14'59 (6.71m x 4.27m)



Upvc window to side and bi-fold doors to rear. Choose from a selection of Kitchens through either Aaron Moyes or Riverview Contractors. The kitchen layout will comprise of the following. Matching wall and base units with worktop over, central island, integrated dishwasher, integrated fridge freezer, integrated eye level electric oven, electric hob with extractor over, sink drainer with mixer tap, underfloor heating.

Utility Room 7'02 x 10' (2.18m x 3.05m)



Door to side aspect. The layout will comprises of base units with plumbing for washing machine and space for tumble dryer.

Living Room 14'11 x 13'52 (4.55m x 3.96m)



Upvc window to front aspect.

Bedroom One 15'50 x 14'06 (4.57m x 4.42m)



Upvc window to front aspect.

En-Suite 5'51 x 9'08 (1.52m x 2.95m)

Upvc window to side aspect. As standard it comes with a double shower cubicle, wash hand basin, toilet, heated towel rail.

Bedroom Two 14'08 x 11'66 (4.47m x 3.35m)



Upvc window to rear aspect.

Bedroom Three 10'24 x 11'10 (3.05m x 3.61m)



Upvc window to front aspect.

Bathroom 11'65 x 8'78 (3.35m x 2.44m)



Upvc window to rear aspect. As standard it comes with a bath, corner shower cubicle, wash hand basin, toilet, heated towel rail.

Double Garage 18'25 x 16'63 (5.49m x 4.88m)

Two electric up and over doors, power and lighting and personnel door to side.

Front Garden



Block paved driveway to the side providing off road parking for atleast four vehicles, lawn area, path leading to front door and side gate.

Rear Garden

Patio area, lawn area, path leading around the property and fully enclosed rear garden.

Neighbours Property



We have captured numerous images of the neighboring properties to provide potential buyers with an impression of how the bungalow will look once completed.

Property Postcode

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

Verified Material Information

Tenure: Freehold
 Council tax band: TBC
 Annual charge: TBC
 Property construction: Brick Built (local developer)
 Electricity supply: TBC
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Air Source Heating
 Heating features: Under Floor heating

Parking: Driveway and Double Garage
 Building safety issues: New Build site so clients have to
 Restrictions: TBC by solicitors
 Public right of way: No
 Flood risk: Yes
 Coastal erosion risk: No
 Japanese Knotweed: No
 Planning permission: Please check the South Holland District Council website.
 Accessibility and adaptations:
 Coalfield or mining area: NO
 Energy Performance rating: B

Additional Information

PLEASE NOTE:

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

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.

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.

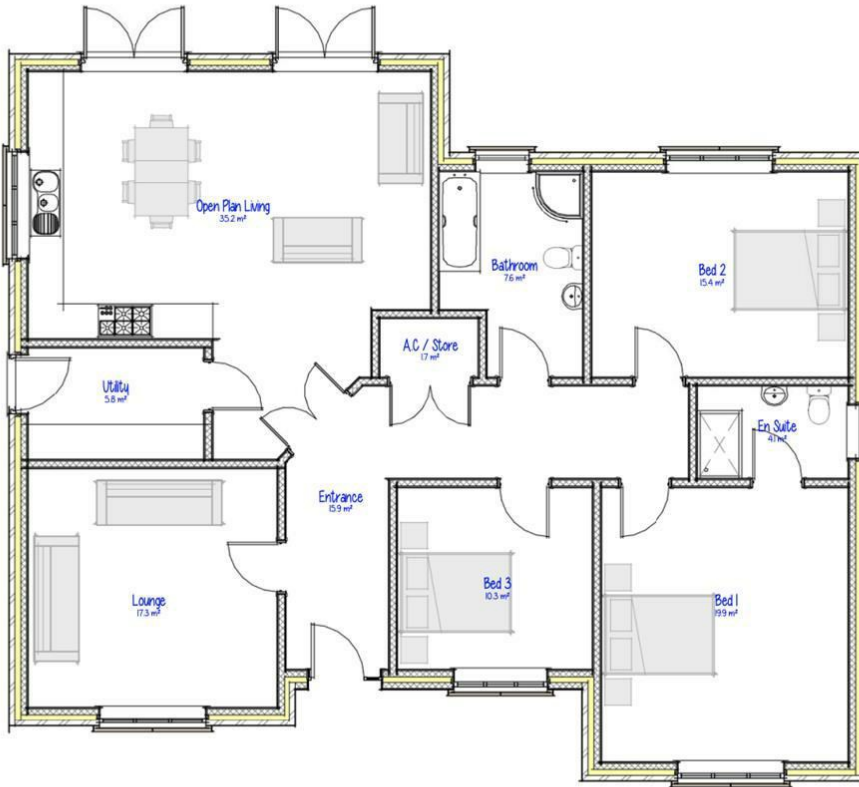
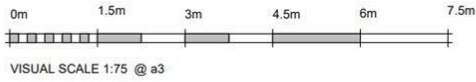
Viewing Arrangements

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.

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.

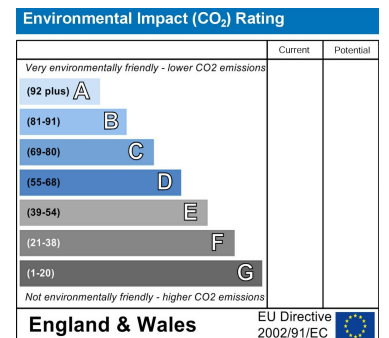
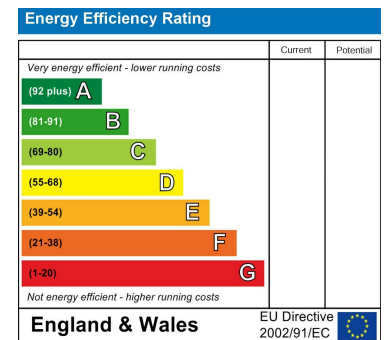
Floor Plan



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.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

