



Plot 52, The Heron Coalbeach Lane South, Spalding, PE11 4DF

£260,000

PLOT 52 ** THE HERON BRAND NEW THREE BEDROOM DETACHED PROPERTY**

The Heron is a three bedroom detached property benefiting from enclosed rear garden and with 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 Heron comprises of entrance hallway, cloakroom, kitchen and lounge- diner with door to rear garden. The first floor offers three bedrooms and family bathroom. Enclosed rear gardens and single garage

Entrance Hall

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

Lounge 17'10" x 10'3" (5.46 x 3.14)



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

Kitchen/Diner 17'10" x 8'4" (5.46 x 2.55)



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

Utility Room 6'8" x 5'3" (2.04 x 1.61)



Wall and base units with work top and upstands. LVT Flooring to Kitchen

Cloakroom 3'4" x 5'1" (1.03 x 1.56)

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

Bedroom 1 10'6" x 9'11" (3.21 x 3.03)



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

Ensuite 5'1" x 4'11" (1.55 x 1.52)



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

Bedroom 2 10'4" x 10'11" reducing to 8'2" (3.16 x 3.35 reducing to 2.49)



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

Bedroom 3 8'9" x 7'0" (2.69 x 2.15)



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

Bathroom 7'0" x 6'7" (2.14 x 2.02)



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

Exterior

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

THE PHOTOGRAPHS USED ARE OF A 'HERON 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.

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.

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.

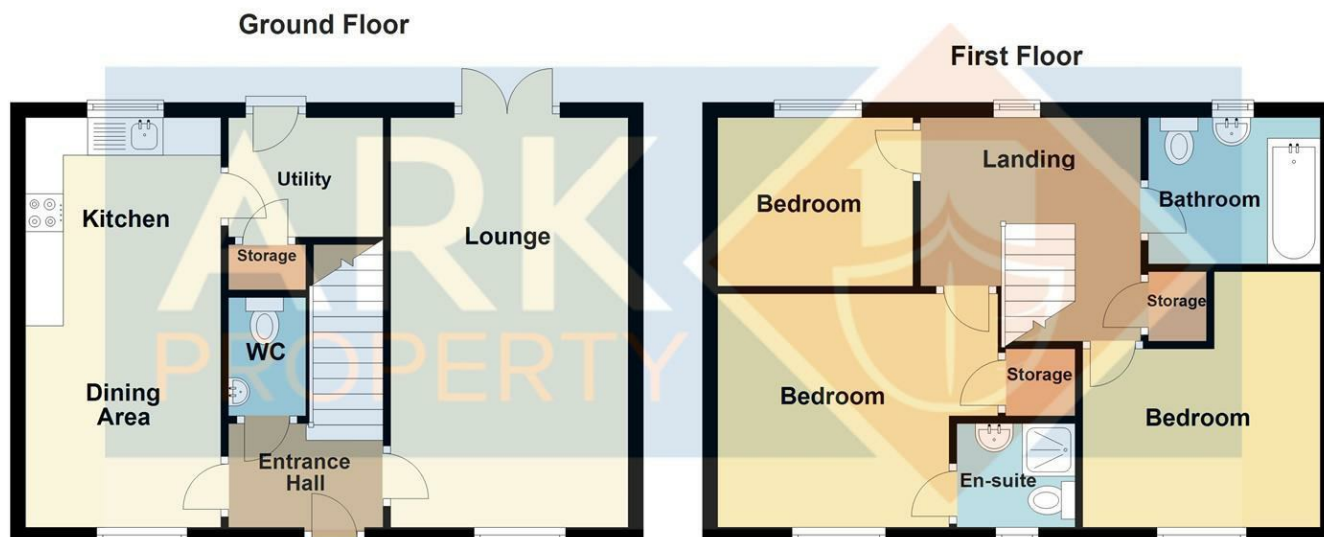
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and

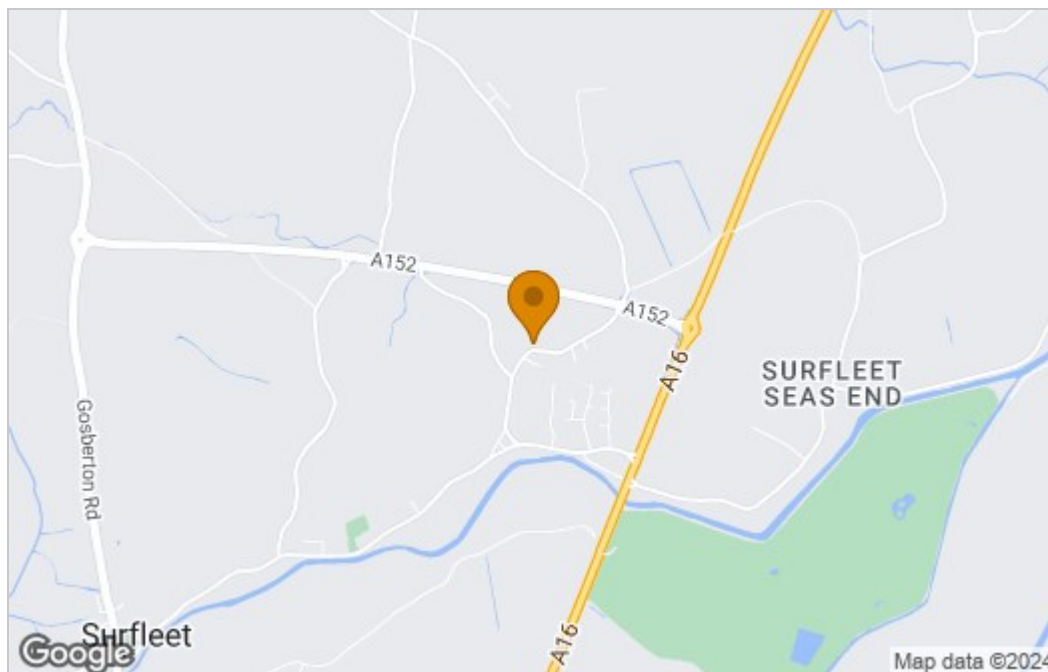
do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



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			
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