



## **Fairview Birds Drove, Surfleet, PE11 4BE**

**£320,000**

For Sale: Charming Extended Three-Bedroom Semi-Rural Property in Surfleet

Discover this delightful three-bedroom home set in the picturesque village of Surfleet. Nestled on an expansive half-acre plot (subject to survey), this property offers the epitome of countryside living.

The spacious interior has been thoughtfully extended, providing ample living space for a growing family or those who love to entertain. With no onward chain, this home is ready for you to move in and make it your own. Don't miss the chance to experience semi-rural living at its finest. Contact us today to arrange a viewing!

**Entrance Hall 4'5" x 5'11" (1.35m x 1.82m)**



Double glazed entrance door, stairs to first floor landing, doors to living room and dining room.

**Garden Room 12'4" x 13'5" (3.76m x 4.11m)**



PVCu double glazed window to side and French doors to rear, coving to textured ceiling, radiator.

**Living Room 17'2" x 11'6" (5.24m x 3.53m)**



PVCu double glazed window to front, coving to textured ceiling, two radiators, tiled fireplace, folding doors opening to garden room.

**Dining Room 11'11" x 10'9" (3.64m x 3.28m)**



PVCu double glazed window to front, coving to skimmed ceiling, radiator.



**Kitchen 12'4" x 11'8" (3.76m x 3.57m)**

PVCu double glazed window to rear and porthole window to side, coving to skimmed ceiling, Karndeian flooring, radiator. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashbacks, four ring electric hob with extractor hood over, stainless steel sink with twin drainers and mixer tap over, integrated eye level microwave and oven, space for fridge freezer, integrated slimline dishwasher.

**Utility Room 12'4" x 4'10" (3.78m x 1.49m)**

PVCu double glazed window to rear, coving to skimmed ceiling, Karndeian flooring, fitted work surface with inset Belfast sink and built in shower recess with mains shower over.

**Porch 6'0" x 4'1" (1.83m x 1.26m)**

Double glazed door to rear, skimmed ceiling, vinyl flooring. Doors to boiler room, office and WC.

**Boiler Room 6'4" x 5'1" (1.95m x 1.55m)**

Skimmed ceiling, vinyl flooring, wall mounted electric consumer unit and meter, floor mounted oil central heating boiler.

**WC 2'7" x 5'11" (0.80m x 1.81m)**



PVCu double glazed window to rear, skimmed ceiling, vinyl flooring, fitted toilet.

**Office 9'8" x 5'7" (2.95m x 1.71m)**



PVCu double glazed window to side, textured ceiling, vinyl flooring, radiator.

**Landing 4'4" x 8'10" (1.34m x 2.70m)**



PVCu double glazed window to rear, coving to skimmed ceiling.

**Bedroom One 12'5" x 12'0" (3.81m x 3.67m)**



PVCu double glazed windows to front and side, radiator.



**Bedroom Two 9'6" x 11'6" (2.92m x 3.53m)**



PVCu double glazed windows to front and side, radiator.



**Bedroom Three 7'10" x 8'7" (2.41m x 2.63m)**



PVCu double glazed window to rear, radiator.



**Bathroom 4'3" x 9'1" (1.32m x 2.77m)**



PVCu double glazed window to rear, coving to textured ceiling with recessed ceiling spotlights and loft access, radiator, shaver point, fitted panel bath with electric shower over, wash hand basin set in vanity unit and close coupled toilet.

**Garage 18'4" x 18'6" (5.60m x 5.66m)**



**To The Fornt****Rear Garden****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.

**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 4BE.

**Verified Material Information**

Tenure: Freehold

Council tax band: C

Property construction: Brick

Electricity supply: Mains - Eon

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Septic Tank

Heating: Oil central heating

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 16 Mbps 1 Mbps Good

Superfast --Not available --Not available Unlikely  
Ultrafast 1000 Mbps 220 Mbps

Mobile coverage: As stated by Ofcom,  
Indoor  
Provider Voice Data  
EE None None  
Three None None  
O2 Limited Limited  
Vodafone Limited Limited

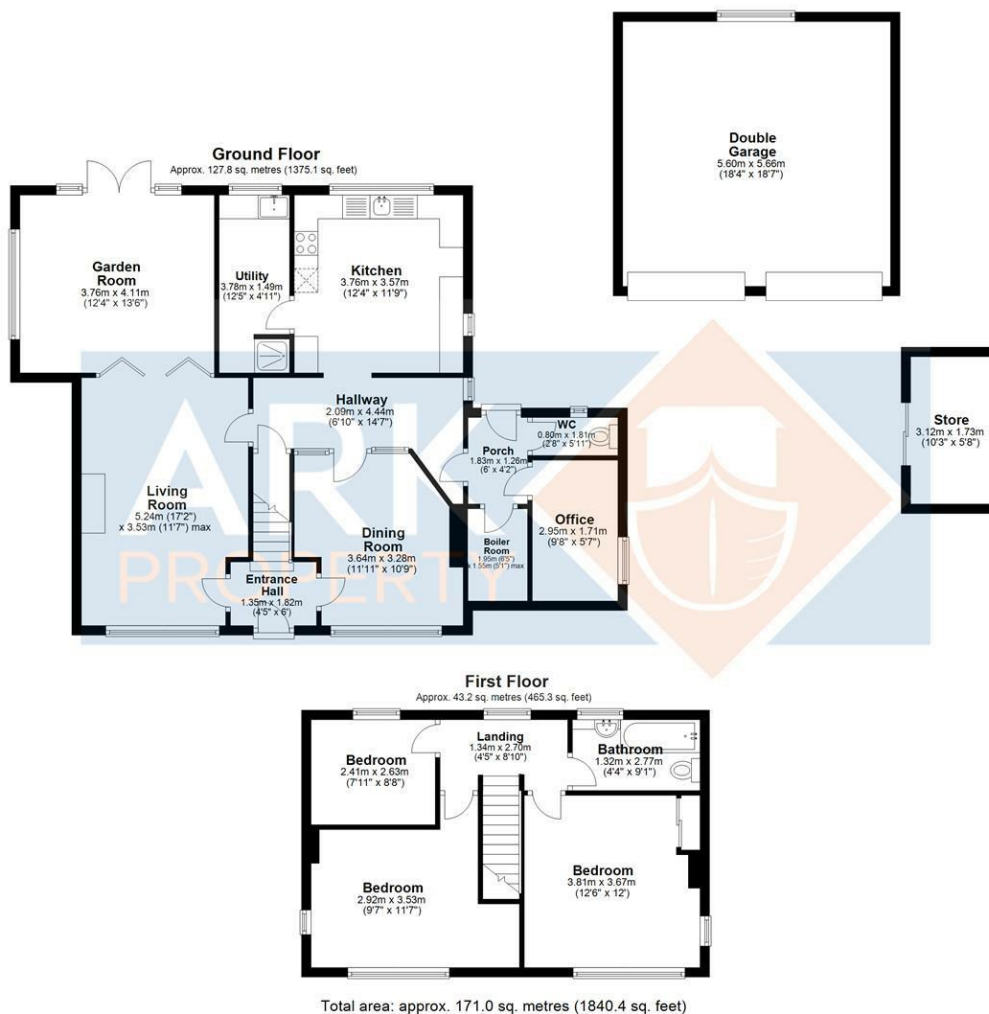
Outdoor  
Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

Parking: Driveway and double garage - Parking for five plus vehicles.  
Building safety issues: None  
Restrictions: None  
Public right of way: The property is currently part of the deeds for the adjoining farm. The title deeds are being amended and this is currently being dealt with by Calthrops Solicitors.  
Flood risk: Zone 3 - Environment Agency  
Coastal erosion risk: None  
Japanese Knotweed: No  
Planning permission: No  
Accessibility and adaptations: None  
Coalfield or mining area: No  
Energy Performance rating: F

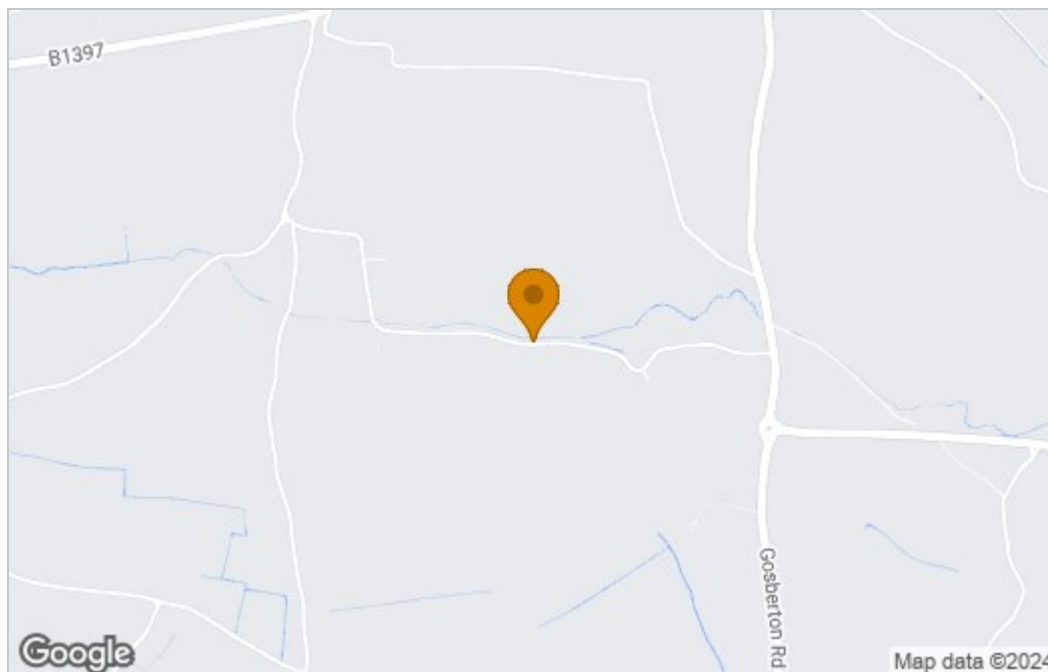
### **Viewing Arrangements**

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.

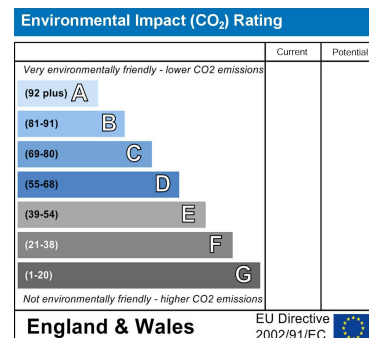
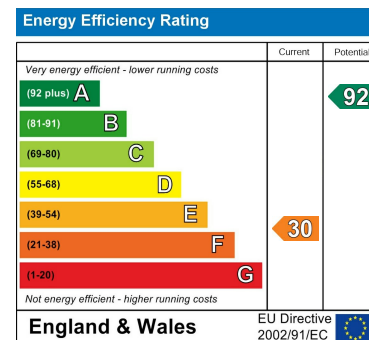
### Floor Plan



### Area Map



### Energy Efficiency Graph



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