

Plot 47 Coalbeach Lane South, Spalding, PE11 4DF

£365,000

- THE PEACOCK
- NEW BUILD
- DETACHED HOUSE
- FOUR BEDROOM
- KITCHEN DINER
- EN SUITE TO MASTER
- ENCLOSED REAR GARDEN
- DOUBLE GARAGE
- UPGRADES AVAILABLE
- LABC WARRANTY

PLOT 47 - The Peacock is a four bedroom detached property with detached double 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, Bisto 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 Peacock comprises of entrance hallway, lounge, kitchen-diner, utility room and cloakroom. The first floor offers the principle bedroom with ensuite, three further bedrooms and family bathroom. With detached double garage and fully enclosed rear gardens.

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 19'4" x 12'0" (5.91 x 3.67)

Upvc patio doors rear aspect. White emulsion to ceilings and walls. White satin skirting and doors. Chrome door handles. Media Panel.

Lounge



Kitchen/Diner 19'4" x 15'3" (5.91 x 4.65)



Fully fitted kitchen with integrated dishwasher, fridge freezer, oven hob and extractor. Upstands and splash backs. Stainless steel one and half bowl sink with mixer tap. LVT flooring.

Kitchen Diner



Utility 7'3" x 7'2" (2.22 x 2.20)



Upvc door to side access. Upstands and splash backs with sink and drainer. LVT flooring.

Cloakroom 5'7" x 3'7" (1.72 x 1.1)

Toilet, hand basin with splash back, towel rail.

Principle Bedroom 12'0" x 13'0" (3.67 x 3.98)



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

Ensuite 7'9" x 6'0" (2.37 x 1.84)

Fitted White Sanitaryware. Extractor Fan. Chrome Heated Towel Rail. Shower cubicle, toilet, hand basin. LVT Flooring.

Bedroom 2 11'6" x 8'11" (3.52 x 2.74)



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

Bedroom 3 10'11" x 8'11" (3.35 x 2.74)



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

Bedroom 4 7'11" x 10'1" (2.43 x 3.08)



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

Bathroom 7'9" x 6'5" (2.38 x 1.98)

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

Gardens

Fully enclosed rear garden with double garage.

Surfleet Show Home Appointments

The Show Home is now open which is a 4 bedroom Peacock style with Double Garage which is open to visitors, Mon, Fri Sat 10am – 5pm and Sun 10am – 4pm.

All Show Home viewings are carried out by appointment only, please contact the office to make your appointment 01775 766888

Property Information

Freehold with vacant possession on completion.

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

These photos are off a similar style plot and 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.

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.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING:

COUNCIL TAX BAND:

PLEASE NOTE:

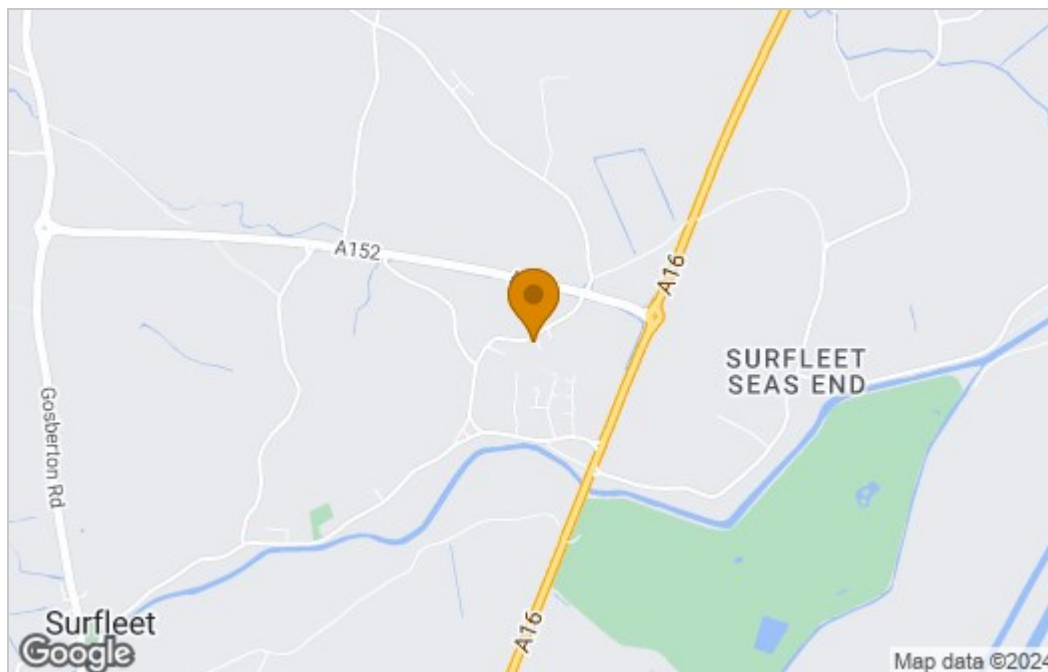
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Floor Plan



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 of 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			
England & Wales		EU Directive 2002/91/EC	

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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