



6 Peggys Way, Surfleet, PE11 4DF

£210,000

*** ***PLOT 49 THE SWIFT***** BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE******

The Swift is a three bedroom semi detached property benefiting from enclosed rear garden and two allocated parking spaces. 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 Swift 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 two allocated parking spaces.

PLEASE NOTE

THE PHOTOGRAPHS USED ARE OF A 'SWIFT 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.

Entrance Hall

Glazed composite doors. Intruder alarm. White emulsion to ceilings. White satin skirting and doors (satin). Chrome door handles. Stairs to first floor.

Kitchen 7'11" x 12'1" (2.43m x 3.69m)



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

Lounge/Diner 18'1" x 15'3" (5.53 x 4.65)



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

Cloakroom 4'5" x 6'5" (1.37m x 1.97m)



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

Principal Bedroom 9'4" x 13'10" (2.85m x 4.23m)

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

Bedroom 2 9'4" x 13'5" (2.85m x 4.11m)



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

Bedroom 3 7'6" x 11'1" (2.29m x 3.38m)

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

Bathroom 7'6" 6'5" (2.29m 1.97m)



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

Programmable Gas Central Heating
Mains wired smoke alarm in hallway & landing
Mains fed CO2 alarm
Fibre Broadband
LABC 10 Year Warranty

Freehold with vacant possession on completion.
PLEASE NOTE: There will be a management charge payable on each plot £250.00

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.

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

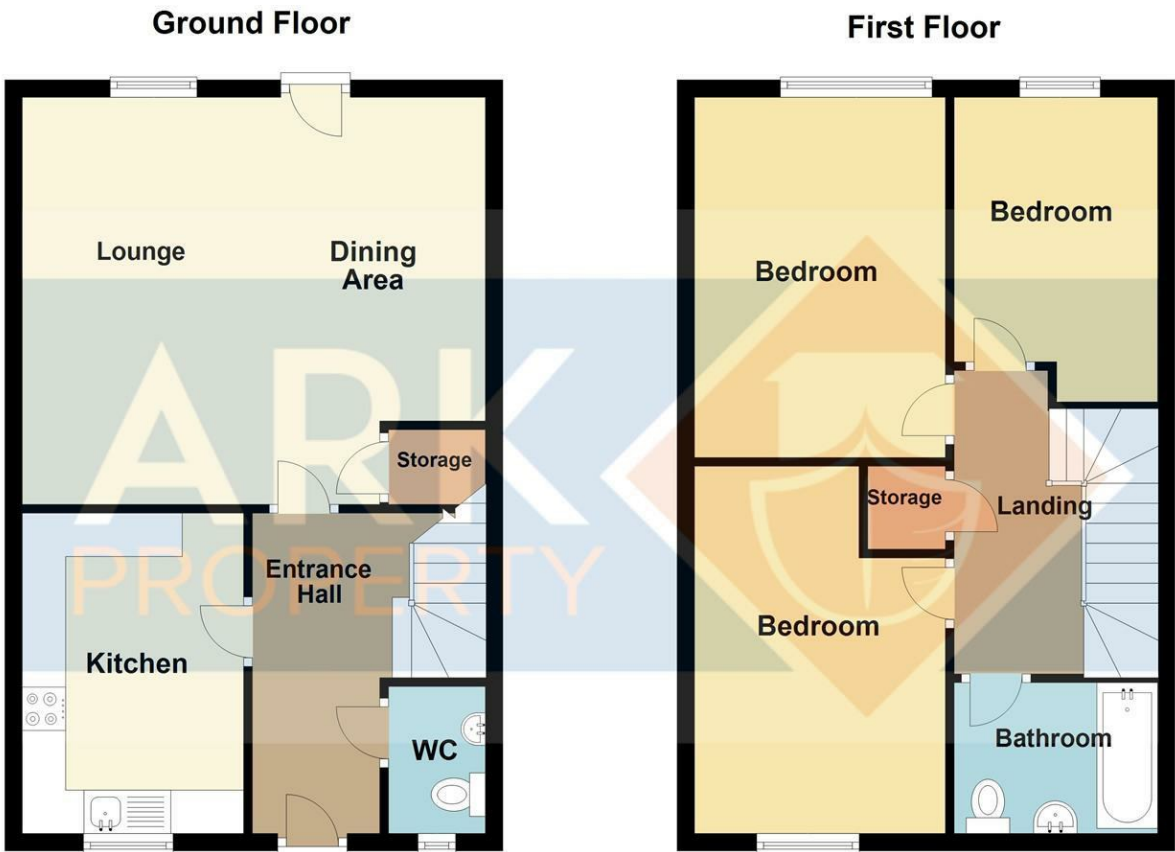
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

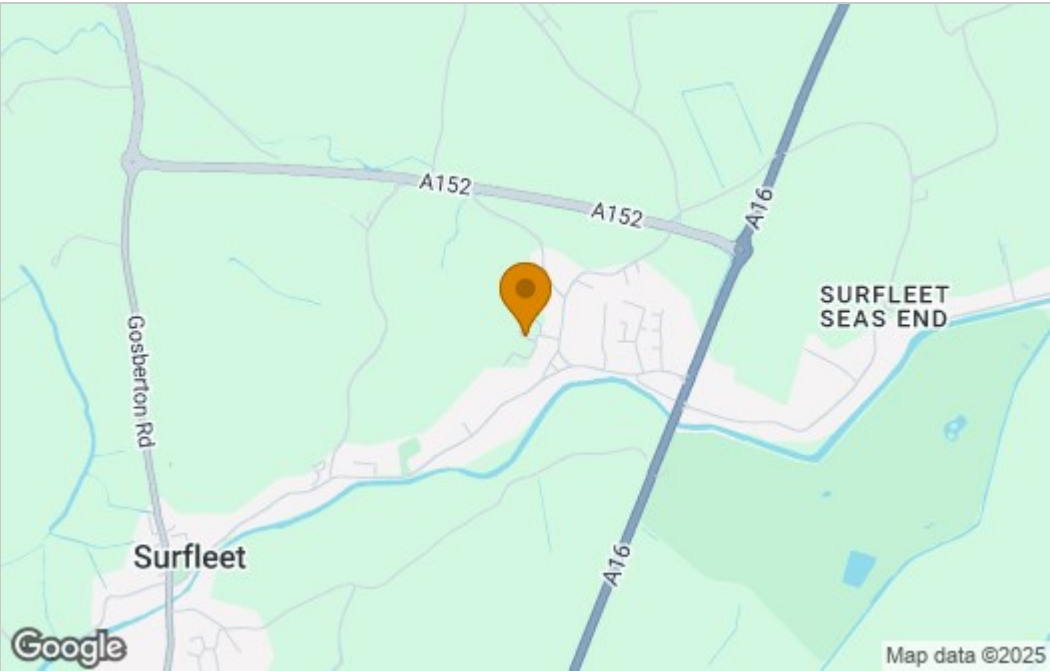
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

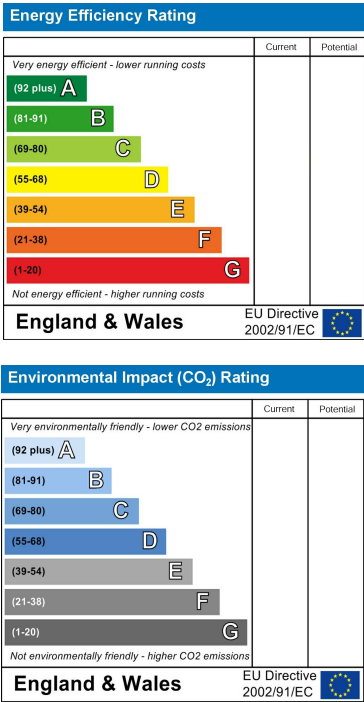


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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