



90 Seas End Road, Surfleet, PE11 4DQ

£375,000

- Recently re-furbished throughout
- Stunning open plan kitchen diner living space
- Three further receptions rooms
- Popular village location within minutes of the river and golf course
- Stunning finish throughout
- High specification bathroom finishes
- Great flowing property
- Four double bedrooms
- Detached family home
- Highly recommend viewing to be appreciated

Recently renovated to an exceptional standard, this stunning property has been completely transformed into the perfect family home. Every detail has been thoughtfully designed, with high-spec finishes throughout.

At the heart of the home is the impressive open-plan kitchen, complete with a central island – a true showpiece and the ideal space for both family life and entertaining. Three additional reception rooms offer flexible living space, giving the house room to grow with your family's needs.

Upstairs, the generous proportions continue with four double bedrooms and two beautifully finished bathrooms, styled to the same high standard as the rest of the property.

This home is more than just a refurbishment – it's a full reinvention. The photos don't capture its true feel, so an early viewing is highly recommended.

Storm Porch



Handy covered area before entering the property

Entrance Hall



Composite glazed door to front with glazed side panels. Radiator. Mat well built into tiled flooring. Under stairs storage area. Stairs to first floor landing.

Lounge



UPVC double glazed window to front. Oak laminate flooring. Radiator. Brick fireplace with wooden mantle, tiled hearth and open grate.

Open Plan Kitchen Diner



UPVC double glazed window to both sides. Breakfast bar with built in storage. Tiled flooring. Vertical radiators. Fitted with a wide range of base,

eye level and drawer units with central island and work surfaces over. Sink inset with mixer tap. Tiled splashbacks. Integrated dishwasher. Space for American fridge freezer. Integrated Induction hob with splashbacks and canopy extractor hood over. Integrated eye level oven and hob 2 double fan assisted electric ovens.

Dining area

Versatile area that is currently being used as the dining area. Floor continuing from kitchen with bi-folding doors leading onto patio area

Playroom



UPVC double glazed French doors to rear. Radiator. Tiled flooring.

Utility Room



UPVC double glazed window to side. Base units with worktops over. Extractor fan. Tiled flooring. Radiator. Integrated washing machine. Integrated tumble dryer.

Cloakroom



Extractor fan. Tiled flooring. Part tiled walls. Fitted with a two piece suite comprising toilet and wash hand basin with mixer tap fitted into vanity unit. Stainless steel heated towel rail.

Study



UPVC double glazed window to front. Electric consumer unit board. Tiled flooring.

First Floor Landing



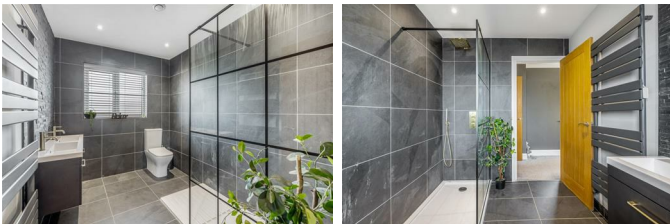
UPVC double glazed window to front. Access to loft space. Radiator. Airing cupboard housing hot water cylinder with slatted shelving.

Bedroom 1



UPVC double glazed window to rear and side. Radiator. 2 fitted drawer units, shelving with inset spot lighting.

En-suite



UPVC double glazed window to side. Extractor fan. Tiled flooring. Heated towel rail. Tiled walls. Toilet. 'His and hers' wash hand basins with mixer taps fitted into vanity units. Walk-in shower enclosure with screen and fitted thermostatic shower with rainfall shower head and further attachment tap.

Bedroom 2



UPVC double glazed window to front. Radiator. Carpeted.

Bedroom 3



UPVC double glazed window to rear. Radiator. Carpeted.

Bedroom 4

UPVC double glazed window to front. Radiator. Carpeted.

Bathroom

UPVC double glazed window to side. Extractor fan. Part tiled walls. Tiled flooring. Stainless steel heated towel rail. Toilet. Wash hand basin with mixer tap fitted into vanity unit. Corner egg shaped corner bath with fitted mixer tap. Fully tiled shower enclosure with rainfall shower head and further attachment tap.

Outside

The front of the property has a gravelled driveway providing multiple off-road parking for vehicles. Block paved edging. Side access gate leading into the rear garden.

The rear garden is enclosed by timber fencing. Extensive flagstone slate effect patio area that wraps around the property. Lawn area. Oil tank. Outside lighting.

Property Postcode

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

River Glen

The River Glen in Surfleet, Lincolnshire, is a charming and serene waterway that enhances the natural beauty of the local landscape. It provides recreational opportunities, supports wildlife, and offers a picturesque setting for residents and visitors to enjoy the tranquil waters and lush countryside that define this region of Lincolnshire.

Spalding Golf Course

Discover Spalding Golf Club, one of Lincolnshires finest courses. This parkland, 18 hole Championship venue provides a great test of golf.

With it's 12 bay floodlit driving range, short game practice area and newly launched Academy Course, Spalding Golf Club is the perfect venue for your next visit.

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: E

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: E44

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.

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.

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

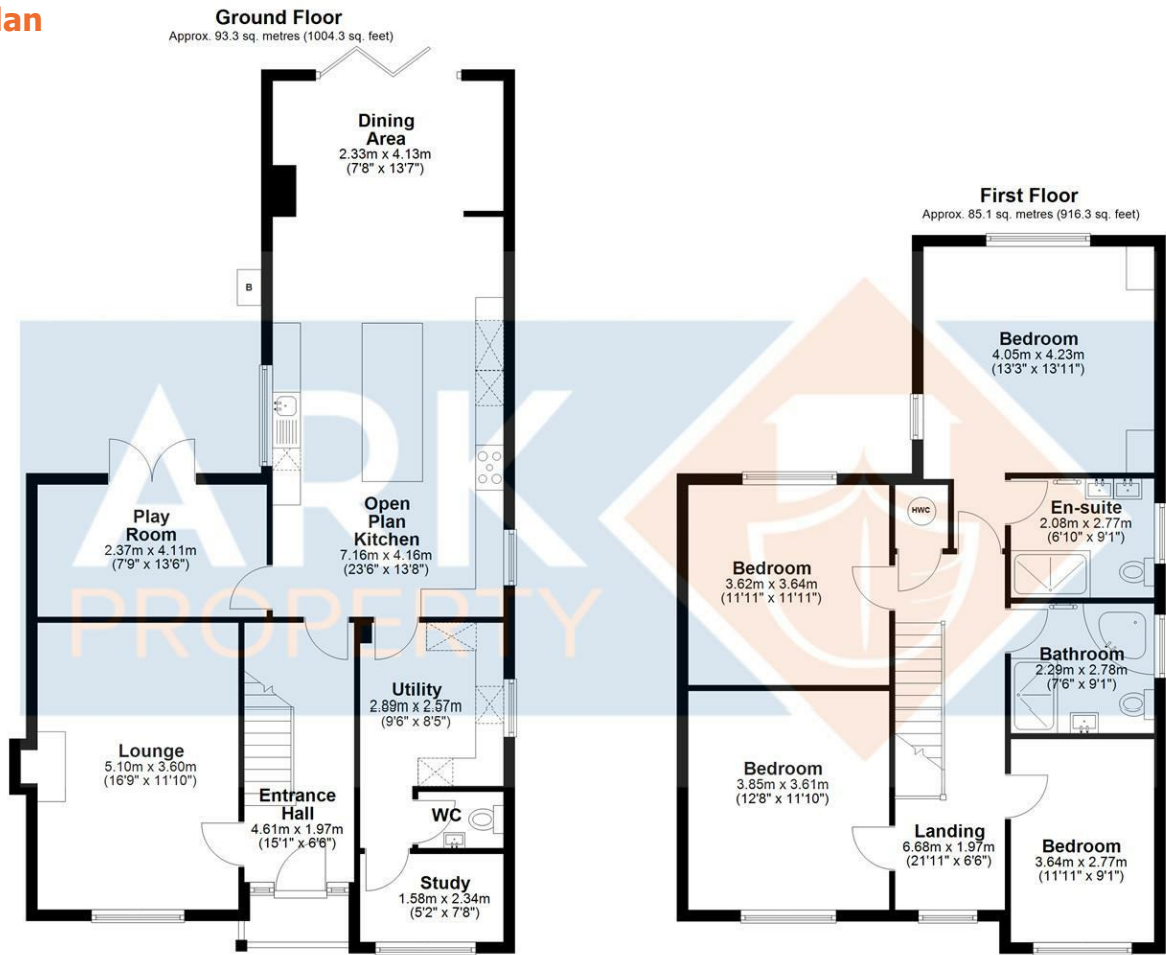
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Disclaimer

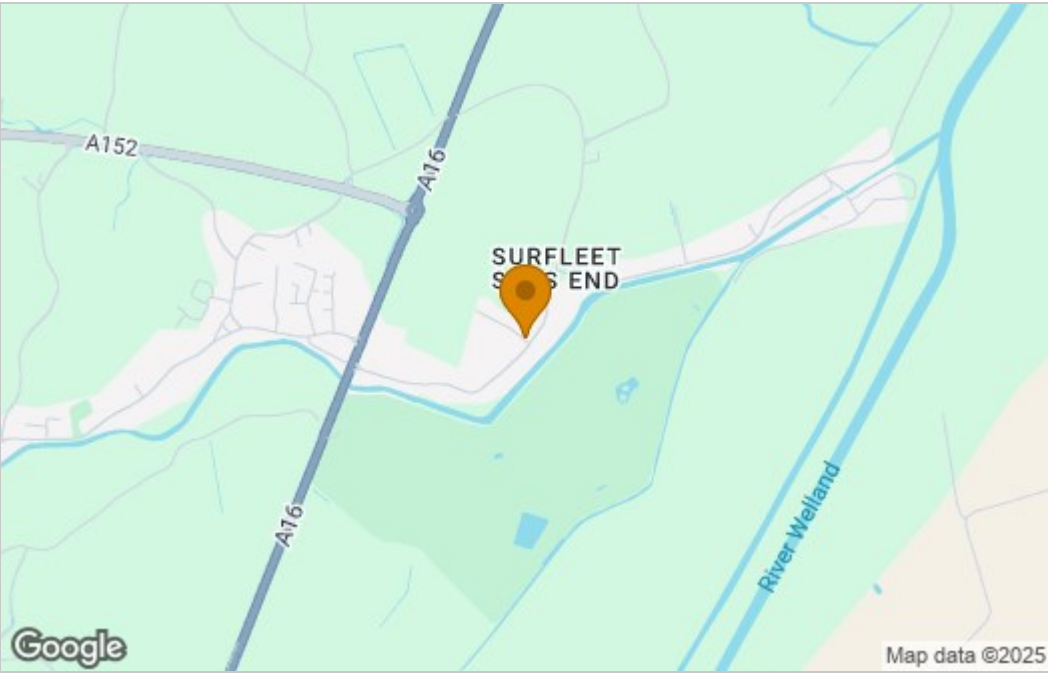
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Floor Plan



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Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

