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## 9 Glen Gardens, Surfleet PE11 4EB

**£309,950 Freehold**

- Superbly Presented
- Recently re-fitted Kitchen & Bathroom
- Village Location
- Enclosed Rear Gardens
- Detached Garage

Superbly presented detached bungalow situated in the village location of Surfleet with accommodation comprising of Entrance Hall, Lounge, Kitchen, Sun Room / Dining Room, Three Bedrooms, Family Bathroom. Mature gardens to the rear. Multiple off-road parking to the front, Single Detached Garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





#### ACCOMMODATION

Obscured UPVC double glazed door to the front elevation, outdoor lantern lighting, step up leading into:

#### ENTRANCE HALL

Skimmed and coved ceiling with inset LED lighting, smoke alarm, electric consumer unit board, single radiator, storage cupboard off housing Valiant gas boiler (recently re-fitted), further storage cupboard off with coat rail and shelving.

#### MASTER BEDROOM

11' 8" x 12' 0" (3.57m x 3.67m) With UPVC double glazed window to the rear elevation, skimmed and coved ceiling with centre light point, single radiator, fitted double door wardrobe into recess with hanging rail and shelving.

#### BEDROOM 2

9' 11" x 9' 1" (3.04m x 2.78m) With UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre light point, single radiator, fitted double door wardrobe into recess with hanging rail and shelving.





### BEDROOM 3

7' 8" x 10' 0" (2.36m x 3.07m) With UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre light point, single radiator.

### FAMILY BATHROOM

6' 0" x 6' 11" (1.83m x 2.12m) With obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling with inset LED lighting, part tiled walls, stainless steel heated towel rail, fitted with three piece suite comprising low level WC, pedestal wash hand basin fitted into vanity unit with storage below, mixer tap, P shaped bath with mixer tap, glass shower screen with fitted thermostatic shower over with rainfall shower head and further shower attachment tap.

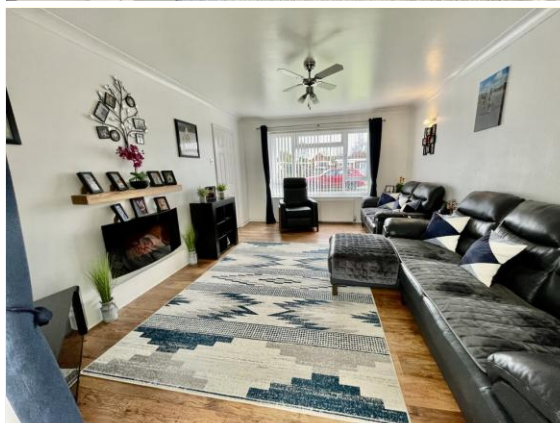


### LOUNGE

11' 10" x 17' 0" (3.62m x 5.20m) With UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre light point, double radiator, television point. Feature oak mantelpiece with fitted electric curved log effect fire (remote controlled), oak effect laminate flooring located throughout the entrance hall and into lounge. 2 x fitted wall lights, fitted wall shelving. Via UPVC double glazed French doors to:

### SUNROOM / DINING ROOM

8' 1" x 14' 2" (2.47m x 4.32m) Of UPVC construction with head resistant polycarbonate roof, double radiator, power points, UPVC double glazed French doors to the rear elevation, UPVC double glazed door to side elevation, fitted oak effect cushion flooring, inset LED lighting, UPVC double glazed door leading into conservatory.



### KITCHEN

10' 0" x 11' 9" (3.06m x 3.60m) Recently re-fitted, UPVC double glazed window to the rear elevation, skimmed and coved ceiling with inset LED lighting, double radiator, tiled flooring, part tiled walls, fitted with wide range of base and eye level units with preparation surfaces over tiled splash backs with inset one and a quarter enamel bowl sink with mixer pull out tap, plumbing and space for automatic washing machine, space for tumble dryer, further space for American fridge freezer, space for gas cooker (600mm), canopy extractor hood over (slide and tilt).

### EXTERIOR

The property is approached by extensive gravel driveway, block paved pathways, the garden to the front is mainly laid to lawn with shrub borders, wooden side access gate reading into the rear of the property, outdoor lighting.

### DETACHED GARAGE

8' 7" x 17' 7" (2.63m x 5.36m) Single detached garage with up and over door with power and strip lighting, electric consumer unit, wooden obscured glazed window to the rear elevation.

### REAR GARDEN

Garden shed (10ft x 8ft) with power and lighting, extensive flagstone patio area, outdoor sensor lighting, further galvanized shed, paved pathways around property, outdoor water tap, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders with fenced boundaries to both sides and hedge and fence boundary to the rear.



### DIRECTIONS

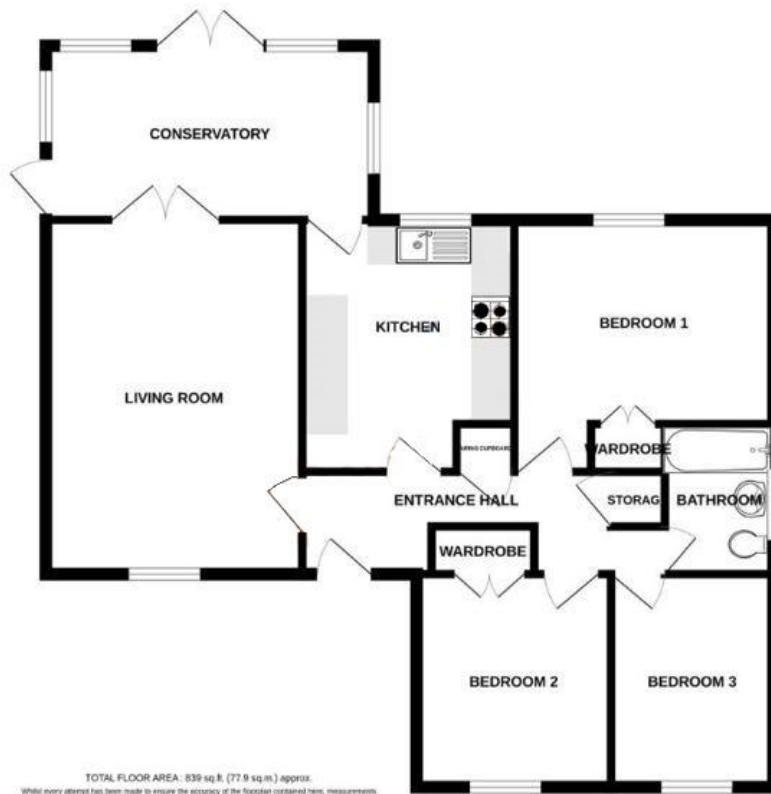
Leave Spalding along Pinchbeck Road, travelling through the village of Pinchbeck on to Surfleet. Travel over the bridge and turn right into Station Road by the Church, proceeding right down to the end and just before you reach the shop turn left into Glen Gardens.

### AMENITIES

The village of Surfleet has assorted amenities including primary school, public house/restaurant, Church, general stores etc. and is also home to Spalding Golf Club and the Surfleet Reservoir for boating and fishing opportunities. The market town of Spalding is 4 miles to the south offering a full range of facilities including bus and railway stations. Peterborough is 22 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 50 minutes.



**GROUND FLOOR**  
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (77.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND** C

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S11662**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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