



GLEN GARDENS, SURFLEET, SPALDING, PE11 4EB
£310,000 FREEHOLD

An attractive and cleverly extended detached bungalow on a generous plot, well located within the ever-popular village of Surfleet, a short stroll to the local stores/post office at the end of the road. The wide gardens are a delight with ample space to potter and a range of outbuildings.

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A great setting along a popular enclave with super wide frontage, you cross the extended parking past the neat lawns and up to the UPVC entrance door, opening through to:

ENTRANCE PORCH

a space to hang your coat with further entrance door opening through to:

ENTRANCE HALL

A bright and welcoming reception greets you finished with modern wood effect flooring, recessed double storage cupboard, loft access, radiator and power points.

BEDROOM

10'3 x 8'9 a lovely bedroom with UPVC window to the front aspect, radiator and power points

SHOWER ROOM

With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin and oversize shower with glass screen and shower over, tiled splash backs, heated towel rail and extractor fan.

CLOAKROOM

With frosted UPVC window to the side aspect, comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit.

BEDROOM

10'8 x 9'4 a light bedroom with UPVC window to the rear aspect enjoying views over the attractive rear garden, built in double wardrobe, radiator and power points.

BEDROOM

10'1 x 10'9 another light bedroom with UPVC window to the rear aspect enjoying views over the attractive rear garden, built in double wardrobe, radiator and power points.

SITTING ROOM

18' x 10'11 a generous sitting room with dual UPVC windows to the front aspect, timber fire surround with tiled inlay and open fire (unchecked), radiator, power points and TV point.

KITCHEN

17'6 x 10'6 a wonderful room, bright and spacious with UPVC window to both the front and rear aspects, comprising a comprehensive range of refitted base and eye level storage units incorporating straight edge work surface with 1 ¼ sink inset and mixer tap over, integrated oven and hob with stainless steel extractor fan over, integrated dishwasher, integrated fridge, concealed wall mounted boiler, radiator, power points and wood effect flooring.

DINING ROOM

10'7 x 11'2 with UPVC door and glazed panel to the rear aspect, radiator, power

points and wood effect flooring.

CONSERVATORY

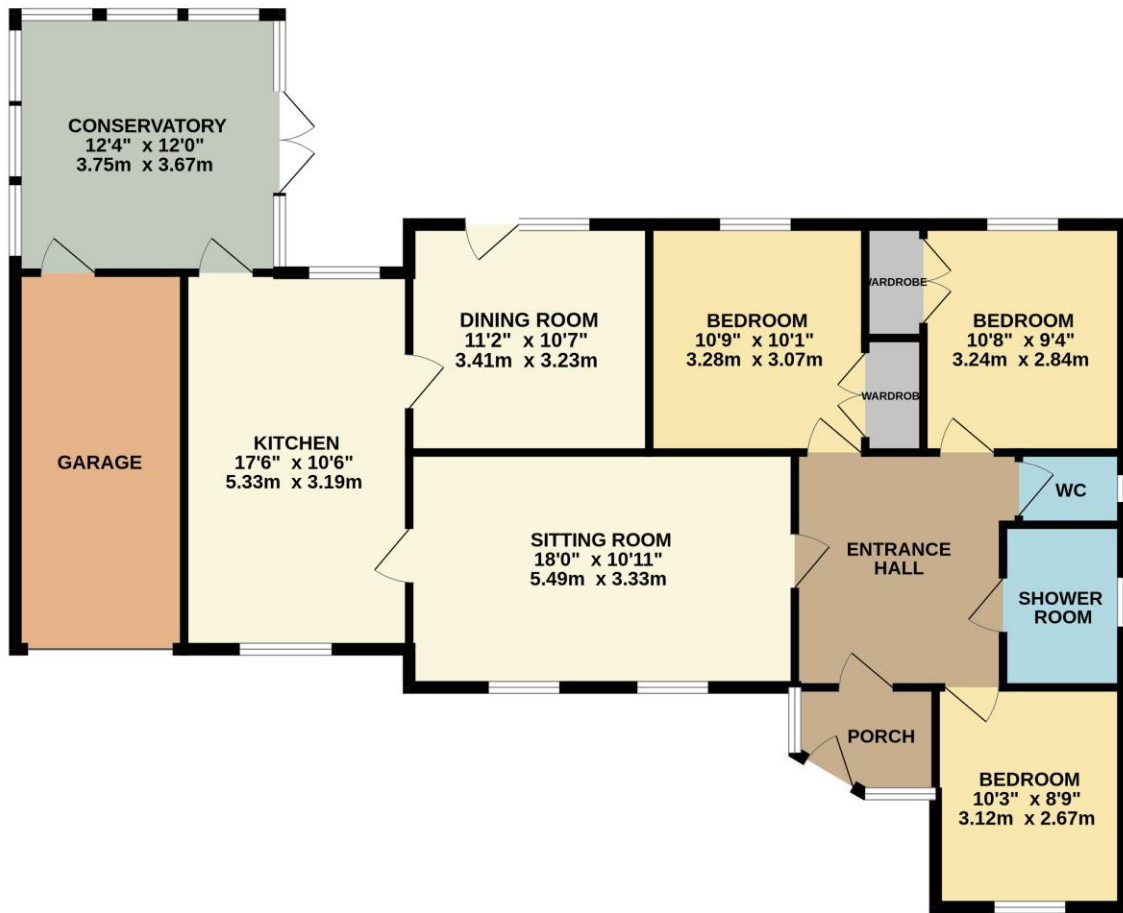
12' x 12'4 a great addition to the living space, to sit and enjoy the surrounding garden with UPVC French doors opening onto the rear gardens.

OUTSIDE

A fantastic plot with a wide frontage, laid to neat lawns with extended off-road parking for numerous vehicles and leading to a SINGLE GARAGE 17' x 7'10 with electric up door, power and light connected with pedestrian door. A pedestrian gate and dual timber gates open through to the wide and generous rear and side gardens enclosed by panel fencing with neat lawns, well stocked floral and shrub beds and borders, extended patio seating areas and a range of timber outbuildings including potting shed, summer house with decked area and store shed, there is a further wildflower area.



GROUND FLOOR
1306 sq.ft. (121.3 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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