



BRADLEY JAMES

ESTATE AGENTS



22 Bracken Road, Surfleet, Spalding, Lincolnshire, PE11 4DL

Asking price £235,000

- Backs on to woodland
- Private driveway that leads to a single garage which has been converted to the rear
- Utility room
- En-suite to bedroom one
- Landscaped front and rear garden with newly laid resin patio
- Cul-de-sac location
- Open plan integrated kitchen diner
- Three double bedrooms
- Bathroom suite
- Walking distance to Surfleet shop, pub and primary school

Bradley James welcomes you to the charming village of Surfleet. This modern semi-detached house on Bracken Road offers a delightful blend of contemporary living and tranquil surroundings. Built in 2021, the property boasts a spacious layout, featuring one reception room, an open plan kitchen diner, three generously sized double bedrooms, and two well-appointed bathrooms, making it an ideal family home.

Upon entering, you are greeted by tasteful decor that sets a welcoming tone throughout. The ground floor comprises a convenient cloakroom off the entrance, leading into an open-plan integrated kitchen diner, complete with a breakfast bar and a utility room. The lounge is a bright, double-aspect space, enhanced by French doors that open onto a private rear garden, perfect for entertaining or relaxing.

The first floor reveals a spacious landing with an airing cupboard, providing access to three double bedrooms. The master bedroom benefits from an en-suite shower room, while a modern bathroom suite serves the other two bedrooms, ensuring comfort and convenience for all.

Outside, the property features beautifully landscaped front and rear gardens, with off-road parking for two vehicles on your own driveway, which is not shared. The garage offers ample storage to the front, with part of it converted into a versatile work-from-home office, currently functioning as a nail bar. The rear garden, accessible via side gated access, showcases a newly laid resin patio seating area and backs onto woodland, giving you privacy in abundance.

This home is within walking distance to local amenities, including a shop, pub, and primary school, while a golf course is just a minute's drive away. With river walks on your doorstep, this property offers a perfect balance of modern living and natural beauty, making it a must-see for prospective buyers.

The property boasts great road links to the A16 which connects Peterborough, Lincoln and Norfolk.
Estate management charge of £395 per annum

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 1

 B

Council Tax Band: B



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and skimmed ceiling.

Lounge

18'4 x 10'6

UPVC double glazed window to the front, UPVC double glazed French doors to the garden, radiator, power points, TV points and data point.

Cloakroom

WC with push button flush, pedestal wash hand basin with mixer tap over, half height tiled walls, radiator and skimmed ceiling with extractor fan.

Kitchen Diner

18'4 x 10'7

UPVC double glazed window to the front and side, base and eye level units with work surface over, sink and drainer, electric oven and grill with extractor over, integrated fridge and freezer, dishwasher, tiled splashback, radiator, power points, breakfast bar and skimmed ceiling with inset spotlights.

Utility Room

6'5 x 6'0

UPVC obscured double glazed door to the rear, base unit with work surface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and point for dryer, tiled splashback, radiator, power points and skimmed ceiling with extractor fan.

Landing

UPVC double glazed window to the rear overlooking woodland, radiator, power points, skimmed ceiling, loft hatch and airing cupboard with shelving and wall mounted gas boiler.

Bedroom 1

14'5 x 9'5

UPVC double glazed window to the front, radiator, power points, TV point and skimmed ceiling. (The measurements are into the wardrobe area and that is a maximum measurement).

Bedroom 1 En-suite

UPVC obscured double glazed window to the front, pedestal wash hand basin with mixer taps over, tiled splashback, push button flush, separate shower cubicle with a fixed rain style showerhead and separate showerhead on sliding adjustable rail, wall mounted

heated towel rail, double shaver point, skimmed ceiling with inset spotlights, extractor fan and storage cupboard.

Bedroom 2

11'0 x 11'0

UPVC double glazed window to the front, radiator, power points, TV point and skimmed ceiling.

Bedroom 3

9'1 x 8'6

UPVC double glazed window to the rear overlooking woodland, radiator, power points and skimmed ceiling.

Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a handheld showerhead with bifold shower screen, WC with push button flush, wash hand basin with mixer tap over, tiled splashback, double shaver point, wall mounted heated towel rail and skimmed ceiling with inset spotlights and extractor fan.

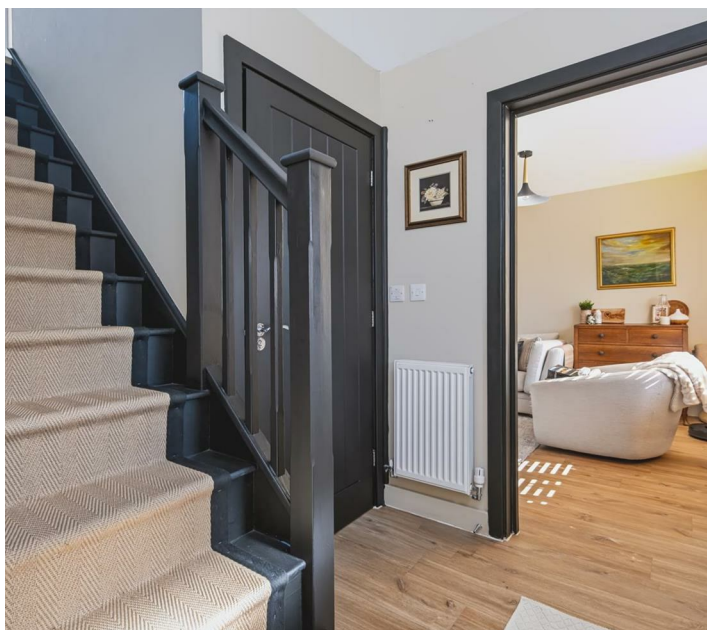
Outside

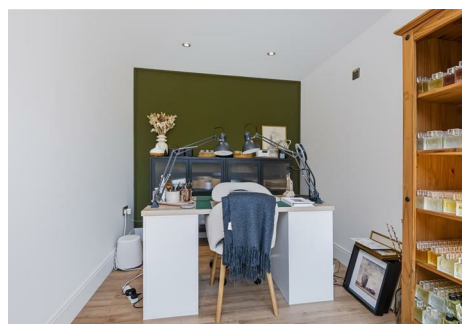
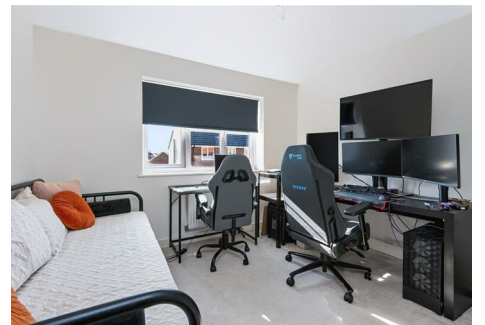
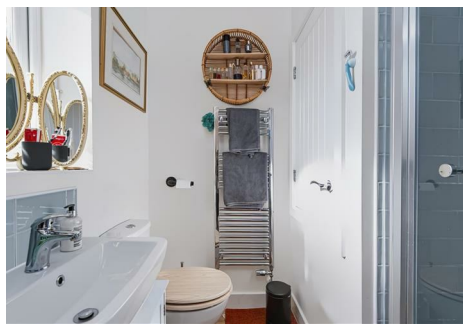
There is a laid to lawn area, patio path leading to the front door with storm porch and courtesy light, tarmac off-road parking which leads to the single garage. The back part of the garage has been part converted to a work from home office and is ideal for a hair salon or nail bar. There is side gated access to the rear garden where there is a resin patio, outside light, outside power points, the rest is enclosed by panel fencing, with raised flower beds, there's a gravel area and raised vegetable patch behind the garage.

Converted Garage

9'7 x 7'7

UPVC double glazed French doors onto the rear garden, power points and skimmed ceiling with inset spotlights.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

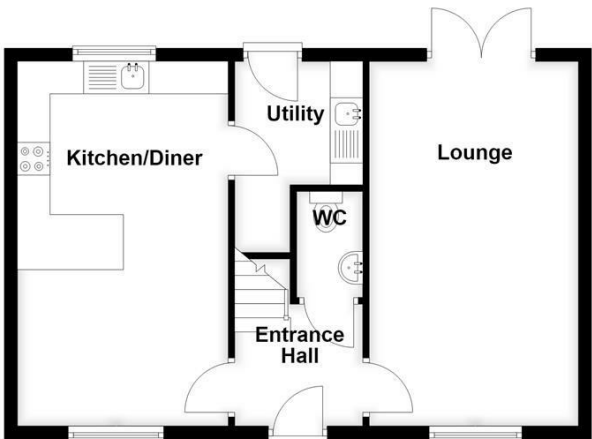
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

Ground Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



Total area: approx. 96.0 sq. metres (1033.1 sq. feet)