ARK PROPERTY









3 Bracken Road, Surfleet, PE11 4DL

£225,000

- Three-bedroom semi-detached home in the popular village of Surfleet
- Spacious lounge and kitchen diner
- Principal bedroom with en-suite facilities
- Separate utility room and ground floor WC
- Driveway, single garage and enclosed rear garden
- Walking distance to Spalding Golf Club, the River Glen and local village amenities

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated on Bracken Road in the popular village of Surfleet, this well-appointed three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and professionals alike.

The ground floor comprises an entrance hall, comfortable lounge, kitchen diner, separate utility room and cloakroom WC. To the first floor are three bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

Externally, the property benefits from a driveway providing off-road parking and access to a single garage, along with an enclosed rear garden, ideal for outdoor relaxation and entertaining.

Surfleet offers a range of local amenities, including a village shop, primary school, village hall and recreational areas. Spalding Golf Club and the River Glen are also within walking distance, making this an appealing location for those seeking village living with opportunities for leisure and outdoor pursuits.

Entrance Hall

Composite door to front. Radiator. Wood effect flooring. Stairs to first floor landing.

Cloakroom



Toilet. Wash hand basin. Tiled splash back. Radiator. Extractor fan. Wood effect flooring.

Lounge 18'4" x 10'6" (5.61m x 3.22m)



UPVC window to front. French doors to rear. Two radiators. Carpeted.



Kitchen/Diner 18'4" x 10'7" (5.61m x 3.23m)



UPVC windows to front and rear. Spot lights. Matching range of base and eye level units with

work surfaces over. Composite sink unit with drainer and mixer tap. Bosch electric hob with extractor hood over. Integrated Bosch oven and grill. Space and plumbing for dishwasher. Two radiators. Wood effect flooring.



Utility Room 5'10" x 6'5" (1.79m x 1.98m)



UPVC door to rear. Base units with work surface over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Under stairs storage cupboard. Radiator. Wood effect flooring.

First Floor Landing 5'7" x 12'6" (1.72m x 3.82m)



UPVC window to rear. Loft access. Airing cupboard with boiler and shelving. Radiator. Carpeted.

Bedroom 1 8'11" x 11'8" (2.74m x 3.56m)



UPVC window to front. Radiator and Carpeted.



Ensuite



UPVC window to front. Spot lights. Shower cubicle with rainfall head and separate shower over. Toilet. Wash hand basin. Wall mounted heated towel rail. Shaver point. Extractor fan. Partially tiled walls. Built in storage cupboard. Wood effect flooring.

Bedroom 2 10'11" x 10'9" (3.35m x 3.30m)



UPVC window to front. Radiator. Carpeted.

Bedroom 3 9'1" x 8'7" (2.77m x 2.62m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 7'3" x 7'3" (2.21m x 2.22m)



UPVC window to rear. Spot lights. Panelled bath. Toilet. Wash hand basin. Wall mounted heated towel rail. Extractor fan. Shaver point. Partially tiled walls. Tile effect flooring.

Outside



The front of the property has a small lawn area and pathway leading to the front door. Driveway to the side leading to garage. Gated access to the rear garden.
The rear garden is enclosed by timber fencing. Lawn area. Patio seating area.



Garage 18'2" x 9'2" (5.54m x 2.80m)



Up and over vehicular door to front. Power and light connected.

Spalding Golf Course

Spalding Golf Course is a much-loved, picturesque course right across from the development. It's renowned for its family-friendly appeal, offering free membership for kids under 10 and affordable junior rates. They've been enhancing the course further, making it even more appealing. Plus, it's not just for families—it's a fantastic spot for golfers of all ages, with a beautiful riverside walk and a truly relaxing environment to enjoy, whether you're playing a round or just taking in the scenery.

Property Postcode

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

Additional Information

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a

secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: B
Annual charge: £393.42 paid to Encore Estates - Otters Reach
Property construction: Brick built
Electricity supply: Ecotricity
Solar Panels: No
Other electricity sources:
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas 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 and Single Garage
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: B84

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.

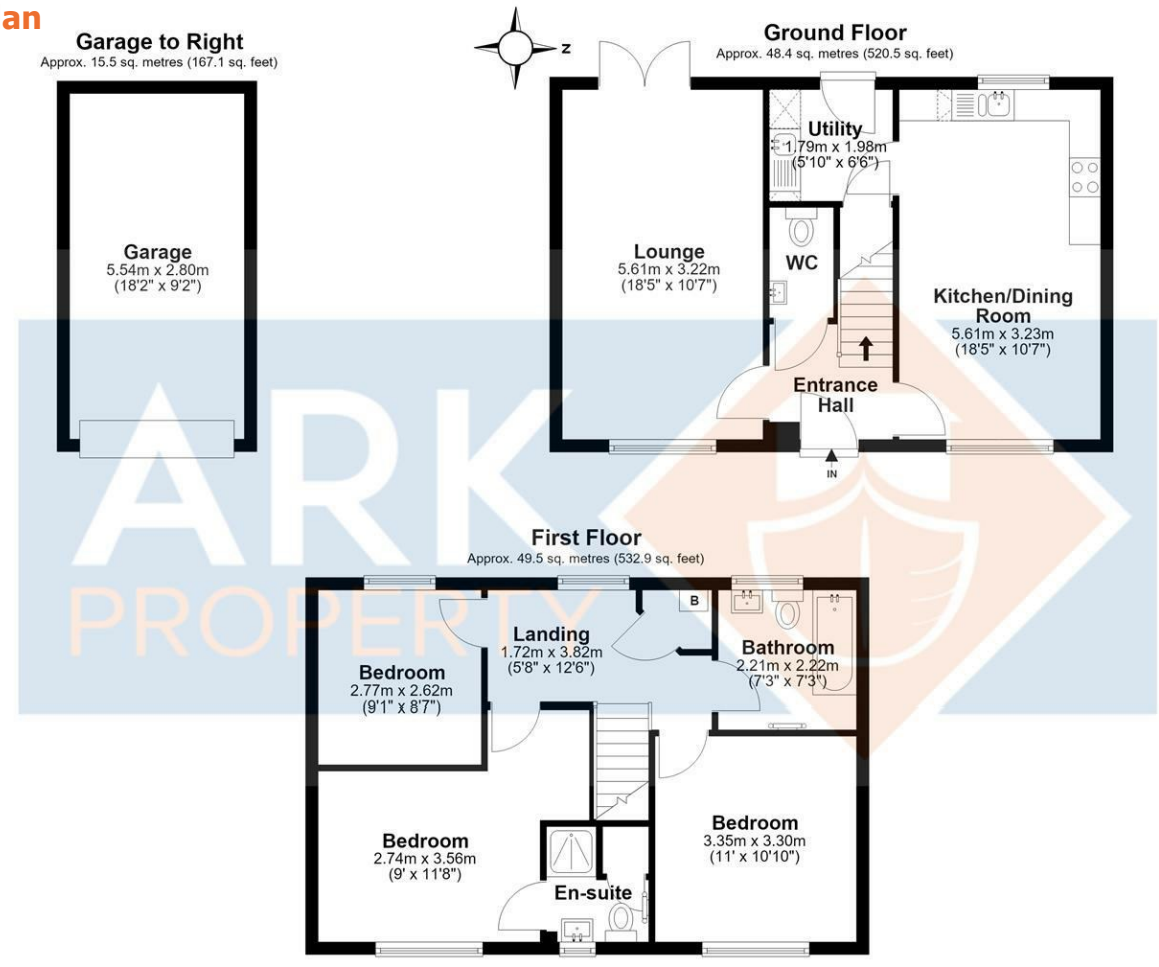
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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.

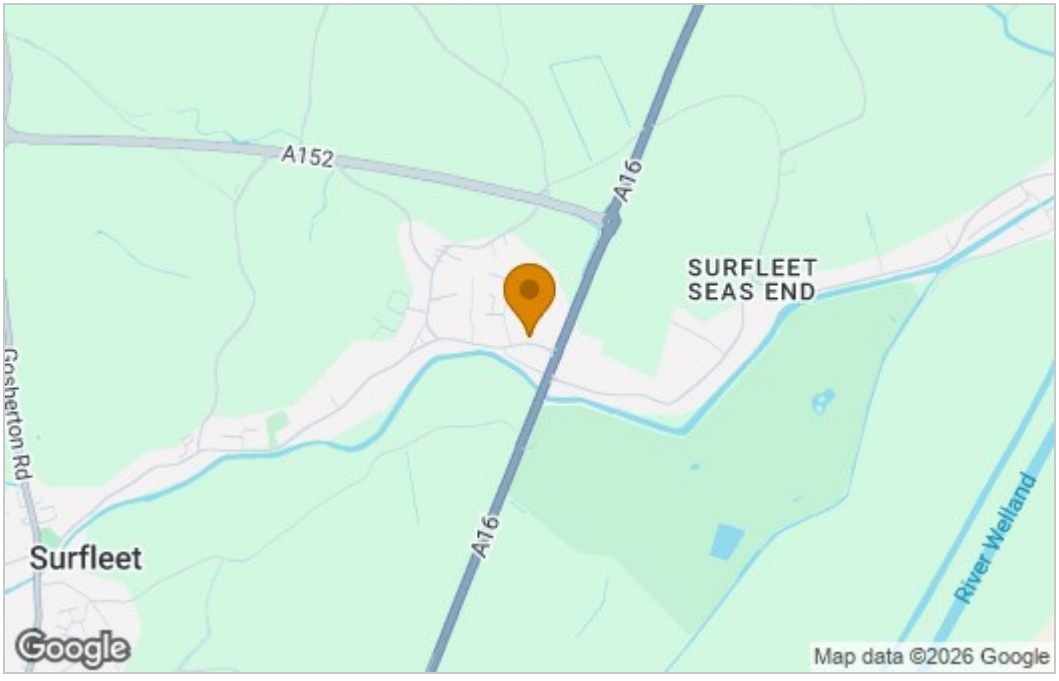
Floor Plan



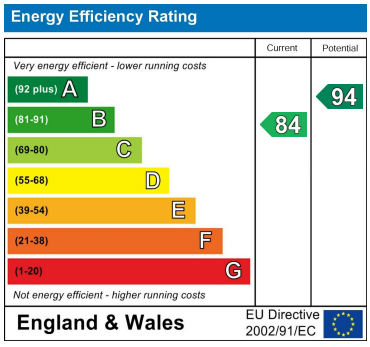
Total area: approx. 113.4 sq. metres (1220.5 sq. feet)

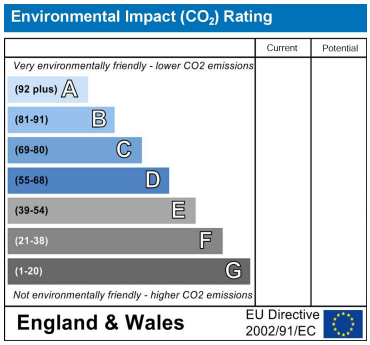
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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