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# 80 Seas End Road, Surfleet PE11 4DQ

**£199,000 Freehold**

- Detached House
- 2 Reception Rooms, 3 Bedrooms
- Popular Village Location
- Off Road Parking
- Area of Ground to the Rear Included

3 bedroom detached house in village location with UPVC windows and gas central heating. Driveway, enclosed gardens. Total area approximately 0.18 acres, Subject to Survey. No onward chain.

**ACCOMMODATION**
Half glazed UPVC front entrance door to:

**ENTRANCE LOBBY**
Staircase off, door to:

**SITTING ROOM**
12' 0" x 11' 11" (3.66m x 3.65m) UPVC window to the front elevation, telephone point, radiator, ceiling light, wall lights, fitted carpet, door to:

**BREAKFAST KITCHEN**
8' 5" x 15' 2" (2.58m x 4.64m) Sink unit with mixer tap, cupboards beneath, plumbing and space for washing machine, worktops with cupboards beneath, tiled splashbacks, eye level wall cupboards, cooker hood, electric oven and hob, wall mounted Ideal gas fired central heating boiler, vinyl floor covering, ceiling light, radiator, understairs cupboard, door to:

**DINING ROOM**
14' 4" x 8' 11" (4.39m x 2.72m) UPVC window to the front elevation, radiator, ceiling light, fitted carpet.

**INNER LOBBY**
Shelving, doors arranged off to:

**STORE ROOM**
5'9" x 2'5" (1.77m x 0.75m)

**SEPARATE WC**
6'0" x 2'7" (1.83m x 0.81m) Low level suite, obscure glazed window.

Also from the Kitchen a door leads to:

**LEAN-TO CONSERVATORY**
10'0" x 7'5" (3.07m x 2.28m) UPVC construction, perspex roof, half glazed UPVC external entrance door, radiator.

From the front Entrance Lobby, the carpeted staircase rises to:

**FIRST FLOOR LANDING**
UPVC rear window, ceiling light, radiator, doors arranged off to:

**BEDROOM 1**
12'2" x 12'1" (3.73m x 3.69m) UPVC window to the front elevation, radiator, ceiling light, fitted carpet, recessed single wardrobe.

**BEDROOM 2**
11'2" x 9'0" (3.42m x 2.76m) UPVC window to the front elevation, radiator, fitted carpet, ceiling light, recessed wardrobe.

**BEDROOM 3**
8'0" x 9'0" (2.46m x 2.76m) plus door recess 5' x 3'1" (1.54m x 0.95m), UPVC window to the rear elevation, radiator, ceiling light, fitted carpet.

**BATHROOM**
8'10" x 8'11" (2.71m maximum x 2.73m) Three piece suite comprising panelled bath with electric shower over and glazed screen, pedestal wash hand basin, low level WC, radiator, partial wall tiling, ceiling light, built-in Airing Cupboard housing the hot water cylinder, obscure glazed UPVC window.

**EXTERIOR**
At the front of the property, there is an open plan lawned garden, driveway with back to back parking for 2 cars, double gates leading to potential further parking space and access to:

**ENCLOSED REAR GARDEN**
2 small lawned areas, concrete patio, timber fencing to the rear.

**NOTE**
There is a pedestrian Right of Way for the benefit of the Chapel one metre wide from the main left hand wall of the Chapel to allow access as far as the personnel door just before the gate leading into the rear garden of No. 80. This Right of Way will start one metre in front of the front wall of the Chapel. Further confirmation of the extent of this will be given at the time of viewing.

**ADDITIONAL GROUND**
There is an additional area of ground to the rear of the property (currently unfenced ) which is included in the sale.

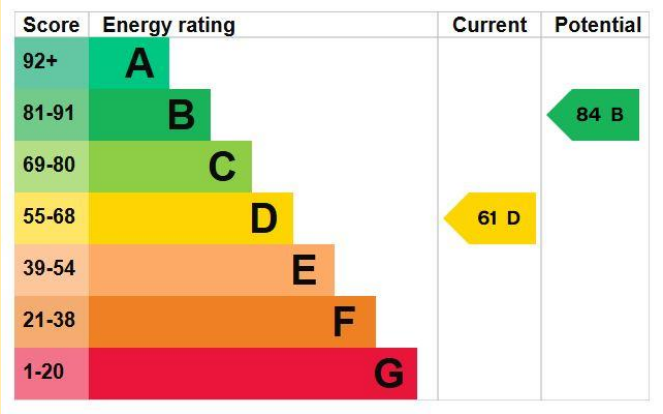
This area is marked with 2 No. white topped stakes at the rear.

**NOTE**
There is a Building Plot adjacent to the left-hand side of the property which currently has the benefit of Outline Planning Consent. The former Chapel is to the right-hand side has recently sold.

Enquiries with regard to this Property (80 Seas End Road) should be made to 01775 766766 Option 1.

**DIRECTIONS/AMENITIES**
From Spalding proceed in northerly direction along the A16 Boston Road continuing for 3.5 miles to Surfleet. After passing the Golf Club, take the next right hand turning into Seas End Road, proceed round the left hand bend and the property is situated on the left hand side.

Surfleet has a primary school, general stores, public house, Church etc and is also home to Spalding Golf Club and the River Glen for boating, fishing and walking opportunities is reasonably close by.




**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND B**

**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: S11801**
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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