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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



99 Station Road, Surfleet, Spalding, Lincolnshire, PE11 4DB

£350,000 Freehold

- Detached 3 Bedroom House
- 2 Reception Rooms, Conservatory
- Popular Location Backing on to River Glen
- Mooring Rights
- Gas Central Heating

Spacious detached house with mooring rights backing on to the River Glen. Block paved driveway, garage, delightful established gardens. Spacious 3 bedrooomed accommodation. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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ACCOMMODATION Obscure glazed UPVC side entrance door with similar side panel to:

RECEPTION HALL 9' 0" x 6' 2" (2.76m x 1.88m) Ceiling light, smoke alarm, radiator, door to:

LOUNGE 21' 0" x 12' 2" (6.42m x 3.73m) Large UPVC window to the front elevation, 2 radiators, decorative fireplace with raised hearth and timber surround, coved and textured ceiling, 2 ceiling lights.

UTILITY ROOM 5' 4" x 5' 9" (1.64m x 1.76m) Obscure glazed UPVC window, single drainer stainless steel sink unit with mono block mixer tap, roll edged worktops, cupboards and drawers, tiled splashback, eye level wall cupboards, end display shelves, plumbing and space for washing machine, tiled floor, ceiling light, radiator.

CLOAKROOM 5' 9" x 2' 11" (1.77m x 0.90m) Two piece suite comprising low level WC, bracket hand basin, half tiled walls, radiator, ceiling light, obscure glazed UPVC window.

FITTED KITCHEN 11' 9" x 11' 10" (3.59m x 3.61m) overall Useful under stairs store cupboard with radiator and shelving. The kitchen has a range of fitted base



cupboards and drawers, roll edged worktops, one and a quarter bowl single drainer stainless steel sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, built-in electric oven, electric hob and cooker hood, eye level wall cupboards, glazed display cabinets, ceramic floor tiles, fridge freezer, dishwasher, radiator, UPVC window to the rear elevation, ceiling light, part glazed door opening into:

DINING ROOM 10' 7" x 10' 6" (3.23m x 3.21m) Ceramic floor tiles, ceiling light, 2 radiators, internal door to the Garage, sliding patio doors opening into:

CONSERVATORY 13' 5" x 11' 2" (4.09m x 3.41m) Dwarf brick and UPVC construction with solid wall to one side, pitched polycarbonate roof, radiator, fitted carpet, glazed UPVC external entrance door.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING Access to loft space, ceiling light, doors arranged off to:

BEDROOM 1 11' 10" x 11' 11" (3.63m x 3.64m) UPVC window to the front elevation, 4 fitted wardrobes, kneehole style dressing table with drawers, ceiling light, radiator.

BEDROOM 2 12' 3" x 8' 7" (3.74m x 2.63m) UPVC window to the front elevation, eaves storage space, radiator, ceiling light, folding door to: **WALK-IN WARDROBE** Hanging rails.

BEDROOM 3 12' 11" x 8' 7" (3.96m x 2.64m) minimum UPVC window to the rear elevation with views over the River Glen and farmland beyond, radiator, ceiling light.

BATHROOM 9' 1" x 11' 10" (2.78m x 3.62m) overall Four piece suite comprising panelled corner bath with tiled surround, modern circular hand basin set on wash stand with mixer tap, low level WC, separate shower cubicle, large built-in linen storage cupboards, UPVC window to the rear elevation, vertical radiator/towel rail, ceiling light.

EXTERIOR At the front of the property there is a shaped lawn, twin gates opening on to a block paved driveway with multiple parking and access to:

INTEGRAL GARAGE 17' 2" x 10' 5" (5.25m x 3.19m) maximum Electric roller style door, concrete floor, modern wall mounted gas fired central heating boiler, worktop with fitted storage cupboards, power and lighting, internal door to the Dining Room.

A block paved pathway leads down the other side of the property passing the front door where there is an outside light and then a hand gate opening into:

ESTABLISHED REAR GARDENS Comprising a significant paved patio with sensor lights and outside tap.

SUMMERHOUSE 7' 10" x 8' 0" (2.40m x 2.45m) Dimplex electric heater, electric light, doors opening on to the patio.

Gateway with trellised archway leading to a lawned garden with established stocked borders with a variety of trees, plants and bushes, bird houses and feeders etc. There are 2 further garden sheds and a greenhouse beyond which a gated access to a sloped garden with a attractive seating area, small summerhouse, bushes and shrubs and access down to a landing stage with mooring rights on the River Glen.

DIRECTIONS From Spalding proceed along the A16 northbound for a round 3.5 miles passing Spalding Golf Club and then turning left into Station Road. The property is situated on the left hand side indicated by the Agents For Sale sign.

AMENITIES Local shop within walking distance, public houses, primary school, playing fields and community centre and Church. Surfleet is home to Spalding Golf Club, Surfleet Reservoir and the River Glen for boating and fishing opportunities, dog walking etc. The well served Georgian market town of Spalding is 4 miles to the south and the cathedral city of Peterborough 22 miles to the south offering a fast train link with London's Kings Cross minimum journey time 45 minutes.





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: S11963

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.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		