





# 5 EMERALD ROAD

## SPALDING, PE11 4GA

## £270,000

## FREEHOLD

**NO ONWARD CHAIN! BEAUTIFULLY PRESENTED THREE-BEDROOM HOME WITH GARAGE, AMPLE PARKING & GENEROUS GARDEN!**

Sedge Estate Agents are delighted to bring to the market this fantastic three-bedroom home in the sought-after village of Surfleet, offered for sale with **NO ONWARD CHAIN**, making it an ideal opportunity for buyers looking for a straightforward move.

Inside, the property offers a wonderful balance of modern living and practical family accommodation. The impressive kitchen/dining room provides an excellent space for entertaining, complete with French doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living. There is also a spacious and inviting lounge, perfect for relaxing.

Upstairs, three well-proportioned bedrooms include a main bedroom benefiting from its own en-suite, alongside a contemporary family bathroom.

Outside is where this property really comes into its own, with a generous enclosed rear garden offering plenty of space for entertaining, children or simply enjoying the outdoors. A detached garage and ample off-road parking provide further

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• NO ONWARD CHAIN • Modern Three-Bedroom House • En-Suite Shower Room • Spacious Kitchen/Dining Room • Integrated Kitchen Appliances • French Doors to Rear Garden • Enclosed Rear Garden with Patio • Detached Single Garage • Driveway and Ample Off-Road Parking • Popular Village Location – Surfleet





## Summary

NO ONWARD CHAIN! MODERN THREE-BEDROOM HOME | DETACHED GARAGE | DRIVEWAY PARKING | ENCLOSED REAR GARDEN | EN-SUITE

Sedge Estate Agents are delighted to offer for sale this beautifully maintained modern three-bedroom home, built by respected local developer Emerald Homes and situated in the popular village of Surfleet. Occupying a generous plot, this attractive property offers spacious and versatile accommodation, a modern fitted kitchen, separate lounge, en-suite bedroom, detached garage and ample off-road parking. Offered for sale with NO ONWARD CHAIN!

The ground floor welcomes you with an entrance hallway leading to a spacious lounge, providing a comfortable separate reception room. To the rear, the impressive kitchen/dining room is undoubtedly the heart of the home, fitted with a range of modern kitchen units, integrated appliances, induction hob, built-in oven and grill, integrated dishwasher and fridge/freezer. French doors open directly onto the enclosed rear garden, creating an excellent space for entertaining, family dining and indoor-outdoor living. A useful ground floor WC and cloakroom completes the accommodation.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from a private en-suite shower room, while bedroom two features a built-in wardrobe and pleasant views over the rear garden. The third bedroom offers flexibility as a child's bedroom, guest bedroom or home office. A contemporary family bathroom completes the first-floor accommodation.

Externally, the property continues to impress with a generous enclosed rear garden, featuring a lawn and patio area, ideal for outdoor dining, entertaining and relaxing. To the front, a driveway provides ample off-road parking and leads to a detached single garage with power and lighting. The combination of a private garden, driveway and detached garage makes this a particularly practical home.

Located in the desirable village of Surfleet, the property is within walking distance of local amenities, including a village shop and riverside pub. Spalding is conveniently accessible for a wider selection of supermarkets, shops, schools and leisure facilities. The surrounding Lincolnshire countryside provides attractive opportunities for walking and outdoor pursuits, with Spalding Golf Club also nearby.

Whether you are a first-time buyer, couple, growing family or looking to downsize without compromising on parking and outside space, this modern three-bedroom home offers an excellent combination of comfortable accommodation, practical features and village living.

With modern fittings, a fitted kitchen with integrated appliances, en-suite shower room, enclosed rear garden, detached garage, driveway parking and the benefit of NO ONWARD CHAIN, this property deserves your attention.

Contact Sedge Estate Agents today to arrange your viewing.

ACCOMMODATION

ENTRANCE HALL

4.41m x 1.13m (14'5" x 3'8")

Entered via a composite glazed entrance door to the front, the hallway provides access to the ground floor accommodation and stairs rising to the first-floor landing. Radiator.

LOUNGE

4.41m x 3.24m (14'5" x 10'7")

A comfortable and inviting separate reception room featuring a PVC double-glazed window to the front aspect, allowing natural light into the room. Radiator.

KITCHEN/DINING ROOM

3.26m x 5.35m (10'8" x 17'6")

A spacious modern kitchen/dining room fitted with a matching range of base and eye-level kitchen units with roll-edge work surfaces over. Features include a sink unit with drainer and mixer tap, integrated dishwasher, integrated fridge/freezer, induction hob with extractor hood over, and built-in oven and grill.

The room benefits from a PVC double-glazed window and French doors opening onto the enclosed rear garden, providing a pleasant outlook and direct access outside. Finished with LVT flooring and radiator.

GROUND FLOOR CLOAKROOM

Fitted with a WC and wash hand basin, tiled splashbacks, a heated towel rail and LVT flooring. PVC double-glazed window to the side aspect.

FIRST-FLOOR LANDING

3.57m x 1.78m (11'8" x 5'10")

Providing access to all three bedrooms and the family bathroom. Features include a PVC double-glazed window to the side aspect and an airing cupboard.

BEDROOM ONE

3.41m x 2.90m (11'2" x 9'6")

A well-proportioned main bedroom with a PVC double-glazed window to the front aspect, radiator and access to the private en-suite shower room.

EN-SUITE SHOWER ROOM

1.18m x 2.61m (3'10" x 8'6")

Fitted with a shower cubicle, wash hand basin and WC. Additional features include an extractor fan, heated towel rail and LVT flooring.

BEDROOM TWO

2.98m x 2.94m (9'9" x 9'7")

A good-sized second bedroom overlooking the rear garden, with a PVC double-glazed window, radiator and built-in sliding-door wardrobe.

BEDROOM THREE

2.27m x 2.28m (7'5" x 7'5")

A versatile third bedroom featuring a PVC double-glazed window to the front aspect and radiator. Ideal as a child's bedroom, guest bedroom or home office.

FAMILY BATHROOM

1.73m x 2.28m (5'8" x 7'5")

Fitted with a shower cubicle, WC and wash hand basin. Further features include partially tiled walls, a shaver point, heated towel rail, LVT flooring and a PVC double-glazed window to the rear aspect.

OUTSIDE

FRONT GARDEN AND DRIVEWAY

The property benefits from a front pathway leading to the entrance door and a driveway providing ample off-road parking. The driveway continues to the detached single garage.

ENCLOSED REAR GARDEN

The generous enclosed rear garden is surrounded by timber fencing and features a lawned area and patio, providing an excellent private outdoor space for entertaining, outdoor dining and relaxation.

DETACHED GARAGE

6.01m x 3.06m (19'8" x 10'0")

A useful single garage with an up-and-over vehicular door, power and lighting connected.

LOCATION – SURFLEET

Surfleet is a popular Lincolnshire village offering a pleasant combination of village living and access to nearby amenities. Local facilities include a village shop and riverside pub within walking distance, while the surrounding countryside provides opportunities for walking and enjoying the outdoors.

Spalding is within convenient reach for a wider range of shops, supermarkets, schools and other amenities. The nearby Spalding Golf Club offers an additional attraction for golf enthusiasts.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: C

Energy Performance Rating: B (83)

Construction: Brick-built

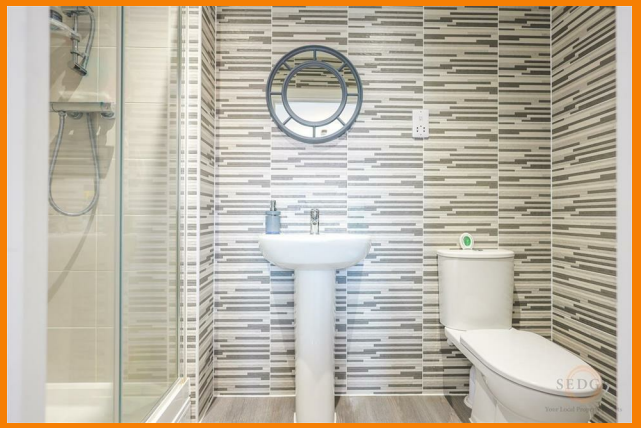
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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

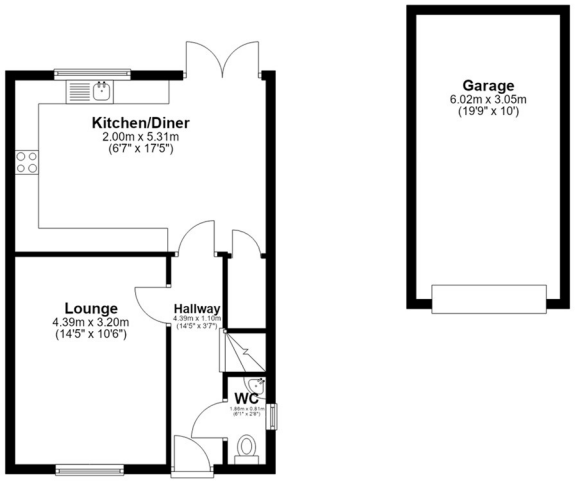
**Tenure** – Freehold





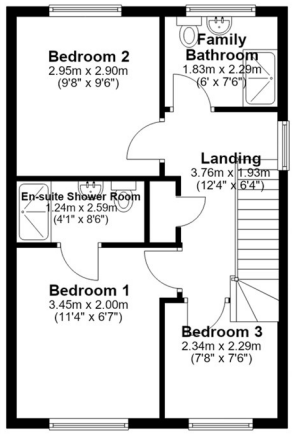
## Ground Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



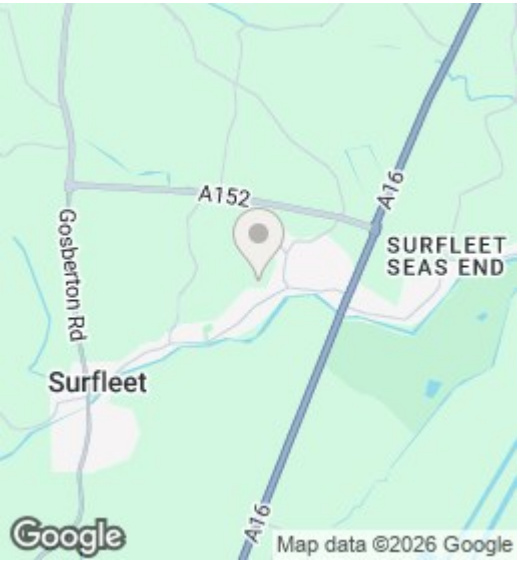

## First Floor

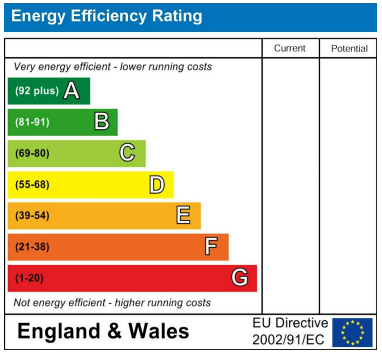
Approx. 42.1 sq. metres (453.2 sq. feet)




Total area: approx. 103.3 sq. metres (1112.3 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

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