



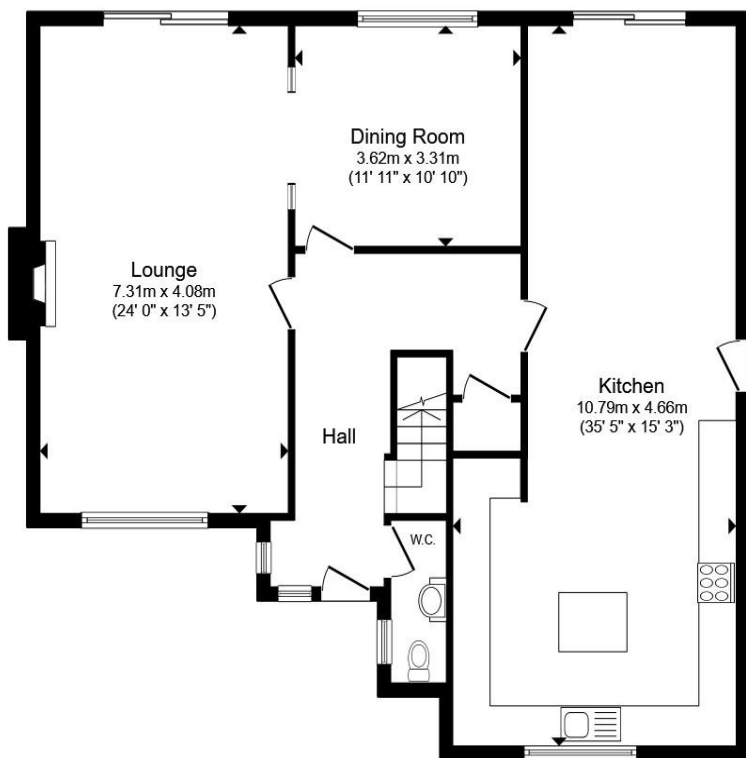
Station Road, Surfleet Spalding PE11 4DA

welcome to

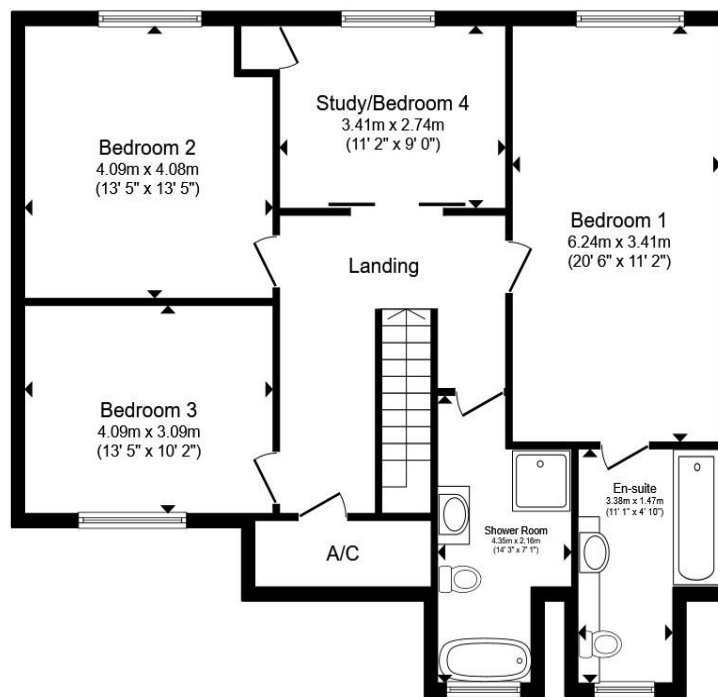
Station Road, Surfleet Spalding

Situated in an incredibly sought after location within the village of Surfleet, this impressive four double bedroom detached house has undergone a scheme of improvements in recent years and offers spacious accommodation throughout. Having a lounge, dining room, open plan kitchen living area and WC to the ground floor, the property further benefits from four double bedrooms, a refitted family bathroom and an en-suite to the master to the first floor. Externally there is ample off road parking, a double solid oak carport and a fully enclosed rear garden offering great privacy. Viewing is highly advised!!





Ground Floor



First Floor

Total floor area 197.3 m² (2,124 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Lounge

24' x 13' 5" (7.32m x 4.09m)

Dining Room

11' 11" x 10' 9" (3.63m x 3.28m)

Open Plan Kitchen Diner

35' 5" x 15' 3" (10.79m x 4.65m)

Wc

6' 11" x 2' 11" (2.11m x 0.89m)

Landing

Master Bedroom

20' 6" x 11' 2" (6.25m x 3.40m)

En-Suite

11' 1" x 4' 10" (3.38m x 1.47m)

Bedroom 2

13' 5" x 13' 5" (4.09m x 4.09m)

Bedroom 3

10' 2" x 13' 5" (3.10m x 4.09m)

Bedroom 4

9' x 11' 2" (2.74m x 3.40m)

Bathroom

14' 3" x 7' 1" (4.34m x 2.16m)

Outside

Double Oak Carport

9' 7" x 18' 6" (2.92m x 5.64m)

Agents Note

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Station Road, Surfleet Spalding

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS & LARGE OPEN PLAN KITCHEN LIVING AREA
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & SOLID OAK DOUBLE CARPORT
- FULLY ENCLOSED REAR GARDEN OFFERING PEACE & PRIVACY

Tenure: Freehold EPC Rating: C

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113732



Property Ref:
SDG113732 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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