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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



80 Seas End Road, Surfleet PE11 4DQ

£225,000 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.

SPALDING 01775 766766 BOURNE 01778 420406



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 is now sold subject to contract. For further details, please contact Longstaffs.

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

For the Building Plot enquiries should be made to 01775 766766 Option 4

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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		