



COALBEACH LANE SOUTH, SURFLEET, PE11 4BL
£525,000 FREEHOLD

A handsome bespoke built family home, never been to market, set in beautiful surrounding landscaped gardens of around 0.64 acres. Located along a country lane with field views, this truly exceptional property offers generous room sizes throughout along with triple garaging, sold with no chain

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

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Set back from the lane with a stunning frontage Colbeach Lodge sits in surrounding landscaped gardens, turning into the long driveway you sweep around to the front of the property, with hard wood entrance door opening through to:

ENTRANCE HALL

18'8 x 11'11 a wonderful spacious reception hall greets you with stairs leading to the first-floor accommodation, exposed brickwork, radiator and power points.

SITTING ROOM

23'7 x 14'7 a light and inviting reception room with windows to both the front and side aspects, dual radiators, power points, TV point, feature brick-built fireplace with open fire inset.

DINING ROOM

14'7 x 11'10 a versatile room, ideal for entertaining with window to the side aspect overlooking the gardens, radiator and power points.

KITCHEN BREAKFAST

23'7 x 9'10 a great space, with windows to the side and rear aspects enjoying views over the gardens, comprising a range of oak fronted vase and eye level storage units, incorporating straight edge work surface with sink inset and mixer tap over, integrated double oven and four ring hob, glass display units, radiator and power points.

REAR LOBBY

9'9 x 6' (min) 9'6 (max) with part glazed

door to the rear aspect, radiator, power points and tiled flooring

CLOAKROOM

With frosted window to the rear aspect, comprising a two-piece suite, low level WC and wash hand basin, tiled flooring.

UTILITY ROOM

12'9 x 6'1 with window to the rear aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset, fridge freezer space, plumbing and space for washing machine, radiator, power points and tiled flooring.

BOILER ROOM

With floor mounted oil boiler, power points and tiled flooring.

LANDING

18'6 x 11'11 a stunning landing with window to the front aspect overlooking fields, recessed airing cupboard with shelving, radiator and power points.

BEDROOM

17' x 18'9 (max) 16'8 (min) with dual Dorma windows to the front aspect overlooking fields and further window to the side aspect, radiator, power points and eaves storage.

EN SUITE

8'3 x 9'6 with frosted window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin and shower cubicle with shower over, radiator.

BEDROOM

14'6 x 20'8 another huge bedroom with windows to both the front and side aspects, radiator and power points.

BEDROOM

13'2 x 11'11 a good double bedroom with window to the side aspect, radiator and power points.

BATHROOM

15'9 x 9'10 a generous bathroom comprising a five-piece suite, low level WC, bidet, dual wash hand basins and panel bath, ½ tiled walls and radiator.

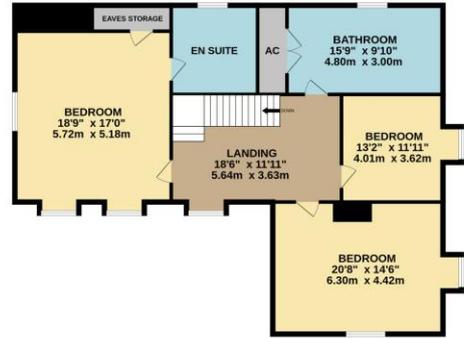
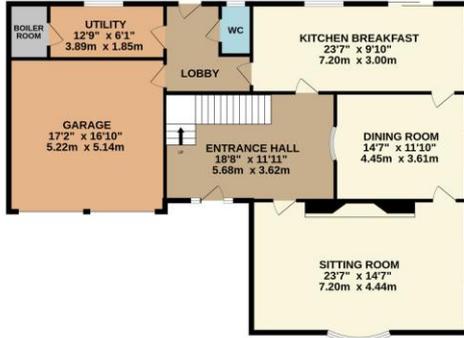
OUTSIDE

Sit in a surrounding plot of around 0.64 acres of landscaped gardens, enjoying views over farmland to the front, such a fantastic setting. The property is set back from the country lane with a wide attractive frontage large, neat lawns are flanked by mature shaped shrubs and trees, a long tarmac driveway leads to extensive off-road parking and DOUBLE GARAGE 17'1 x 16'10 with sliding Oak doors, power and light connected. The driveway continues along the left side of the plot and leads to a GARAGE/WORKSHOP 19'11 x 12'1 with up and over door power and light connected. The large lawns continue around the property to the rear with further lawns mature shaped shrubs and trees, patio seating and oil tank.



GROUND FLOOR
1677 sq.ft. (155.8 sq.m.) approx.

1ST FLOOR
1291 sq.ft. (120.0 sq.m.) approx.



TOTAL FLOOR AREA: 2968 sq.ft. (275.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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