



## 40 Station Road, Surfleet, PE11 4DA

**£425,000**

- Extensive plot
- Open field views
- Within a short walk to the river
- Four double bedrooms
- Beautiful open plan kitchen diner

- Popular village setting
- Ample off road parking for multiple vehicles
- Well presented throughout

Set in the picturesque village of Surfleet, just a short walk from the river, this beautifully presented four-bedroom chalet bungalow offers space, style, and future proof flexibility

The open plan layout creates a bright, welcoming atmosphere, perfect for modern living. Each of the four spacious bedrooms is thoughtfully designed, providing comfort and versatility for family life or visiting guests.

The property sits on a generous plot, offering endless possibilities, whether you dream of extending the home, creating self sufficient vegetable gardens, or simply enjoying a large, private outdoor space with field views.

This is a truly stunning home that must be seen to be fully appreciated.

### Entrance Porch

UPVC door to front with glazed side panels. Wood effect circle window to the side. Skimmed ceiling. Spot lighting.

### Entrance Hall 16'5" x 18'10" (5.01m x 5.75m)



UPVC door to front. Karndean flooring. Radiator. Storage cupboard with hanging rail. Stairs to first floor landing.

### Lounge 13'11" x 13'2" (4.26m x 4.02m)



UPVC bay window to front and window to side. Carpeted. Radiator. Tiled hearth and wood mantle with inset open fire.

### Dining Area 12'1" x 13'2" (3.70m x 4.02m)



UPVC window to side. Wood effect Karndean flooring. Skimmed and coved ceiling. Spot lighting. Radiator. Two wall lights. Ceiling light. Arch through to study.

**Study 5'10" x 11'8" (1.80m x 3.56m)**

UPVC window to side. Wood effect Karndean flooring. Radiator. Ceiling light. Sliding UPVC door to conservatory

**Conservatory 19'1" x 15'4" (5.82m x 4.69m)**

UPVC windows to side and rear. Carpeted. Ceiling fan and light. Radiators.

**Kitchen 18'11" x 13'5" (5.78m x 4.10m)**

UPVC window to side and rear. Wood effect Karndean flooring. Base and wall units with roll top quartz work surface over. Integrated Neff oven appliances. Space for American style fridge freezer. Induction hob with extractor hood over. Integrated Neff dishwasher. Skimmed and coved ceiling. Spot lighting. Radiator. Breakfast bar with cupboards beneath and work surface above with three overhead down lighters.

**Utility Room 11'0" x 8'11" (3.37m x 2.72m)**

UPVC window to side and door to side. Wood effect Karndean flooring. Base units with roll top work surface over. Stainless steel sink with drainer. Skimmed and coved ceiling. Spot lighting. Space for washing machine and tumble dryer. Part tiled splashback. Radiator. Airing cupboard with combination wall mounted boiler and shelving. Water softener.

**Bedroom 2 13'9" x 11'11" (4.20m x 3.65m)**



UPVC bay window to front. Carpeted. Radiator. Ceiling light.

**Bedroom 3 10'8" x 11'1" (3.27m x 3.38m)**



UPVC window to front. Carpeted. Ceiling light. Radiator.

**Bedroom 4 12'1" x 10'5" (3.69m x 3.19m)**



UPVC window to rear. Carpeted. Radiator. Spot lighting.

**Bathroom**



UPVC window to rear. Vinyl flooring. Heated towel rail. Panelled bath with shower over and glass screen. Vanity unit with inset wash hand basin and toilet. Spot lighting. Skimmed ceiling. Extractor fan. Part tiled walls.

**First Floor:**

**Bedroom 1 15'0" 16'7" (4.59m 5.07m)**



Two UPVC windows to rear. Carpeted. Skimmed ceiling. Radiator. Doors to walk in wardrobe.

## Walk in Wardrobe 8'11" x 6'0" (2.74m x 1.83m)

Fitted hanging rails and shelving.

## En-suite



UPVC window to rear. Vinyl flooring. Vanity unit with wash hand basin. Toilet. Shower cubicle. Heated towel rail. Extractor fan.

## Outside



The front of the property has a Horseshoe shaped in and out driveway providing off road parking for numerous vehicles along with access to the tandem garage.

The rear of the property is enclosed by timber fencing. Mainly laid to lawn with established borders to the sides and mature trees to the rear. Paved area ideal for seating and entertaining.

## Tandem Garage

Up and over vehicular door. Rear access door to the rear garden.

## Property Postcode

For location purposes the postcode of this property is: PE11 4DA

## Additional Information

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

## Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Variable over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Tandem Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D63

## Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

## Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its

Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

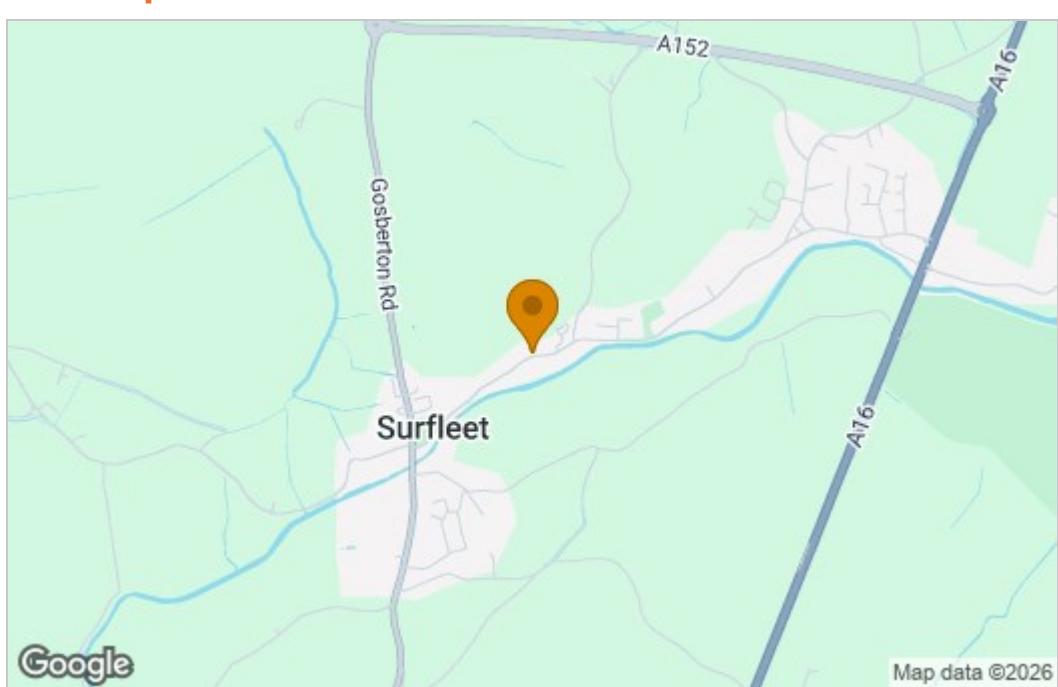




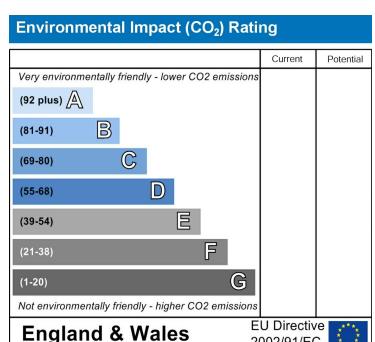
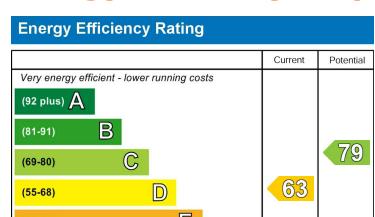
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

