



170 Station Road, Surfleet, PE11 4DG

£425,000

- Riverside village setting – Positioned on Station Road with attractive river views, close to the village shop, pub, and golf course.
- Four-bedroom detached home – Well-maintained family property offered with the benefit of no onward chain.
- Spacious living areas – Bright lounge, separate dining room, and a generous kitchen diner with adjoining utility room.
- Flexible home office – Ideal for remote working, study, or additional family space.
- Principal suite plus family bathroom – Four good-sized bedrooms including an ensuite to the main bedroom.
- Driveway, double garage & private garden – Ample parking and an enclosed rear garden perfect for relaxing or entertaining.

Set in a wonderfully picturesque position on Station Road in Surfleet, this attractive four-bedroom detached home enjoys beautiful river views to the front and effortless access to the village shop, welcoming pub, and charming golf course. Offered with no onward chain, it's an inviting home ready to move straight into.

Inside, a bright and airy entrance hall sets the tone, complete with a convenient WC. The spacious lounge provides a perfect place to unwind, while the separate dining room is ideal for family gatherings. The generous kitchen diner, supported by a practical utility room, creates a lovely hub of the home, and the additional office offers excellent flexibility for working or studying from home.

Upstairs, you'll find four well-proportioned bedrooms, including a principle bedroom with ensuite bathroom, along with an additional family bathroom.

Outside, the property continues to impress with ample driveway parking leading to a double garage, plus a private, enclosed rear garden — perfect for relaxing, entertaining, or simply enjoying the peaceful setting.

A delightful home that blends comfort, convenience, and village charm.

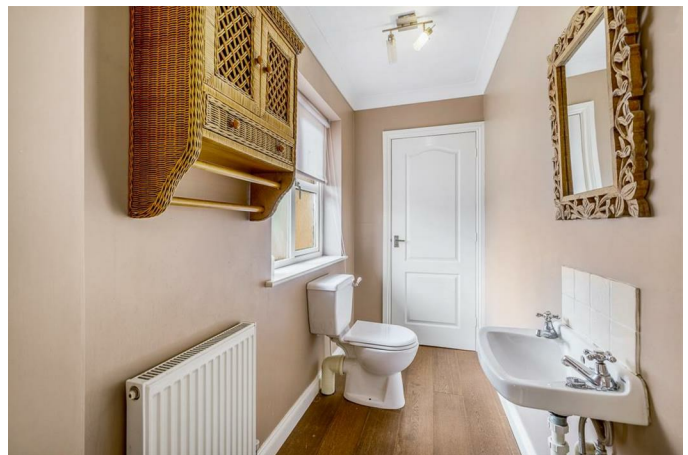
Entrance Hall 16'0" x 11'9" (4.89m x 3.60m)



Solid wood entrance door with glazed side panels, tiled flooring, two radiators, doors to WC, lounge, dining room, study and kitchen diner.



Cloakroom 3'11" x 8'11" (1.21m x 2.74m)



PVC double glazed window to front, coving to skimmed ceiling, laminate flooring, radiator, built in storage cupboard with wall mounted electric consumer unit, fitted close coupled toilet and wall mounted wash hand basin with tiled splashback.

Study 9'7" x 13'4" (2.94m x 4.08m)



PVC double glazed window to front, coving to skimmed ceiling, laminate flooring, radiator. A versatile room that could equally be enjoyed as a study, playroom, bedroom or similar.



Lounge 17'10" x 13'4" (5.46m x 4.07m)



PVC double glazed French doors with glazed side

panels to rear, coving to skimmed ceiling with matching ceiling roses and exposed timber beam, radiator, exposed brick chimney breast with solid wood mantel and cast iron gas fire.



Dining Room 11'5" x 11'10" (3.48m x 3.62m)



PVC double glazed window to rear, coving to skimmed ceiling, radiator.

Kitchen Diner 14'9" x 11'3" (4.50m x 3.45m)

PVC double glazed window to rear, coving to skimmed ceiling with recessed spotlighting and ceiling beam, tiled flooring, radiator. Fitted with a matching range of base and eye level units with solid wood work surfaces and tiled splashbacks, five ring Rangemaster cooker, 1 1/2 bowl sink and drainer with chrome mixer tap over, integrated dishwasher, door to utility room.

**Utility Room 6'1" x 11'4" (1.87m x 3.47m)**

PVC double glazed window and door to side, coving to skimmed ceiling with recessed spotlighting and extractor fan, tiled flooring, wall mounted mains gas

central heating boiler. Built in storage cupboard, fitted eye level unit and worktop space with space and plumbing for washing machine, tumble dryer and fridge freezer.

First Floor Landing

Coving to skimmed ceiling with loft access, radiator, built in airing cupboard with slatted shelving and hot water cylinder. Doors to bedrooms and bathroom.



Bedroom 1 14'7" x 11'4" (4.46m x 3.47m)



PVC double glazed window to front, skimmed ceiling, radiator, door to ensuite.



En-suite 6'0" x 11'3" (1.84m x 3.45m)



PVC double glazed window to rear, skimmed ceiling with recessed spotlighting and extractor fan, wall and floor tiling, wall mounted anthracite towel rail.

Fitted with a three piece suite comprising freestanding bath with chrome mixer tap and hand held shower attachment, concealed cistern toilet with push button flush and ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage.



Bedroom 2 10'5" x 13'4" (3.20m x 4.07m)



PVC double glazed window to front, skimmed ceiling, radiator.

Bedroom 3 10'4" x 13'4" (3.15m x 4.07m)



PVC double glazed window to rear, skimmed ceiling, radiator.



Bedroom 4 8'0" x 11'9" (2.46m x 3.60m)



PVC double glazed window to rear, skimmed ceiling, radiator.

Bathroom 8'8" x 7'10" (2.66m x 2.41m)



PVC double glazed window to front, skimmed ceiling with recessed spotlighting and extractor fan, vinyl flooring, radiator, wall light with shaver point. Fitted with a three piece suite comprising panel bath with chrome mixer tap and shower attachment, close coupled toilet with push button flush and pedestal wash hand basin with chrome taps over.

Outside



The front of the property there is a gravel driveway providing off road parking for multiple vehicles and leading to the detached double garage. Side gated access leads to the rear garden which is enclosed by timber fence and laid to lawn with patio seating area and well stocked raised flower beds. There is outside cold water tap and lighting available.



Double Garage 18'6" x 19'6" (5.65m x 5.95m)



Twin up and over doors to front (one electric), pedestrian door to side, eaves storage, power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current

guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

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 Likely 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 Likely 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 Double 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: C74

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

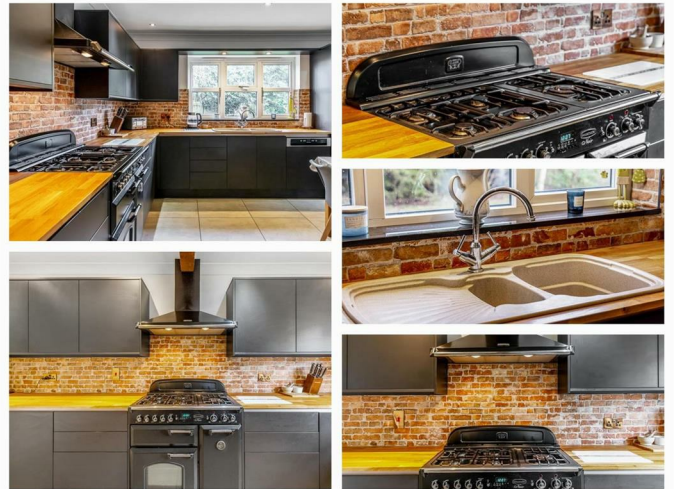
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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

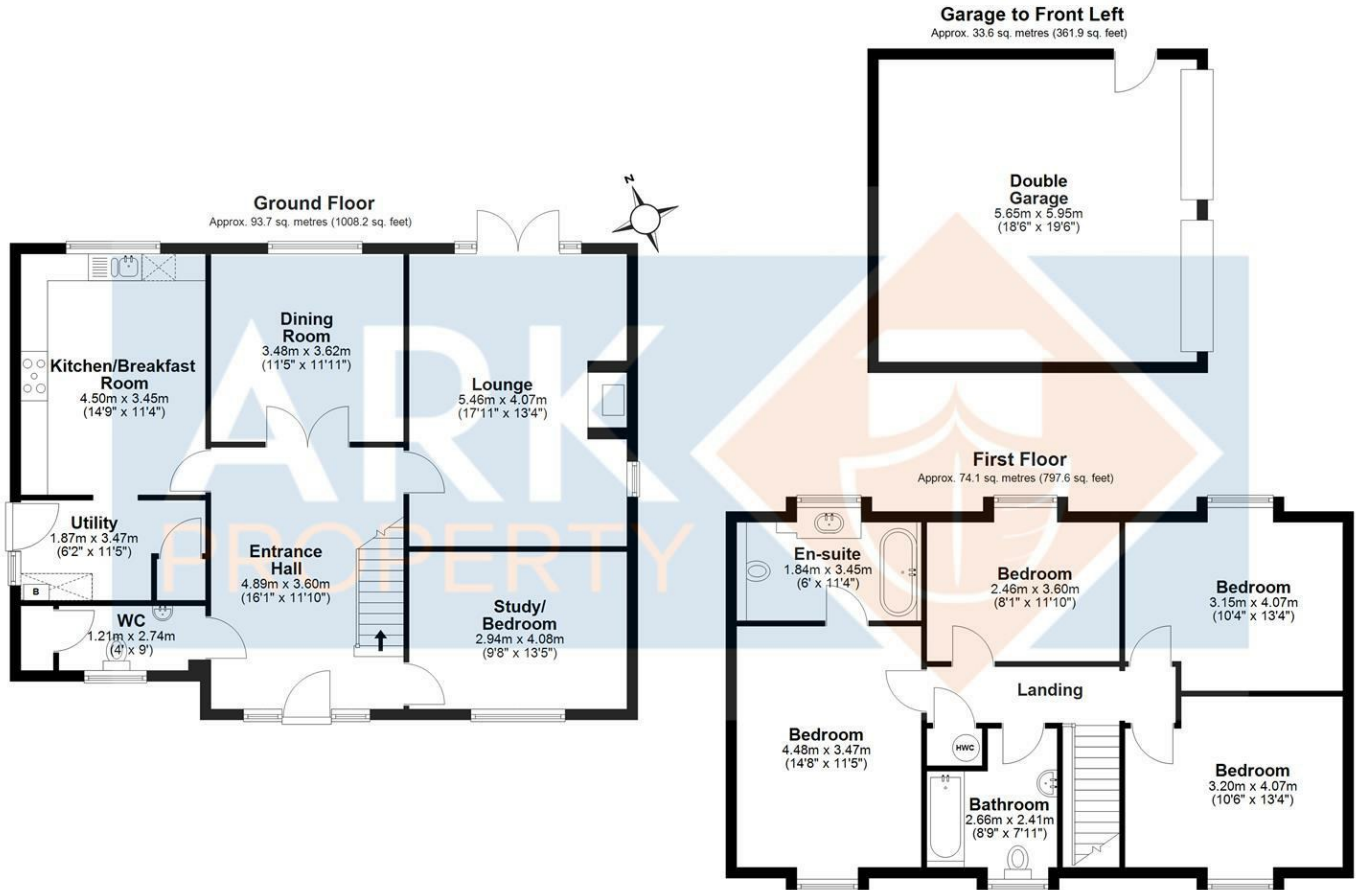
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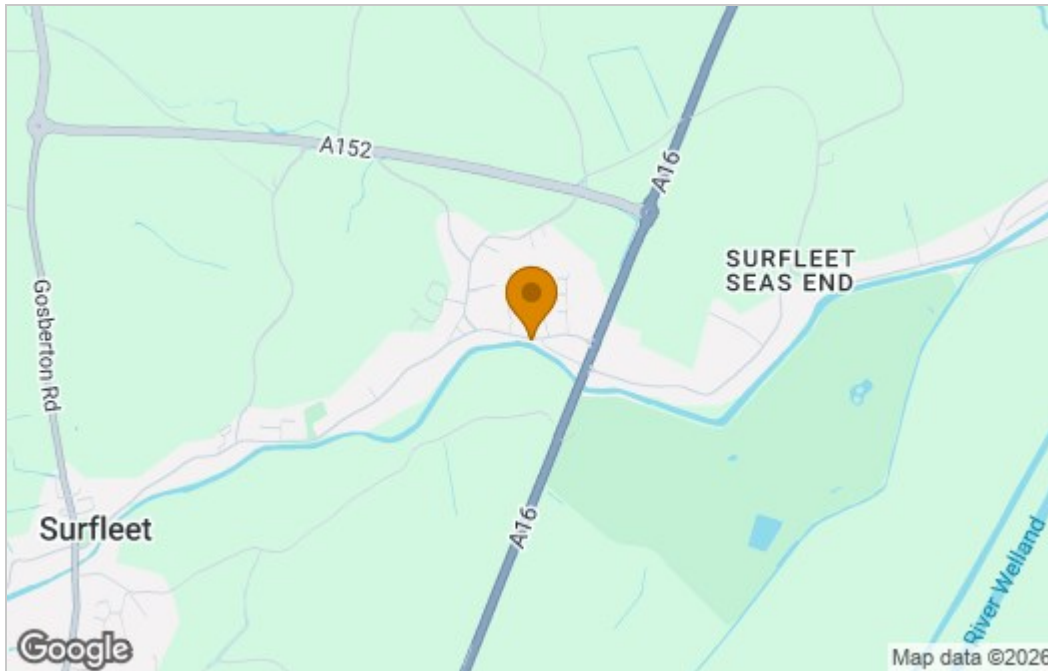




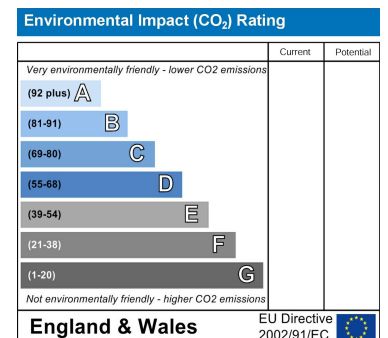
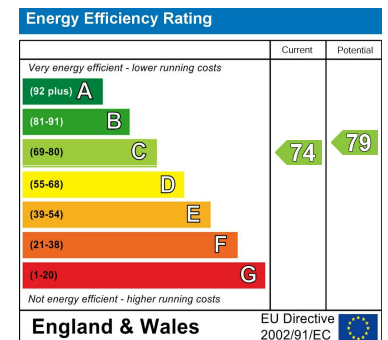
Floor Plan



Area Map



Energy Efficiency Graph



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