



**The Reservoir, Surfleet Spalding PE11 4DJ**

**welcome to**

**The Reservoir, Surfleet Spalding**

**\*\*VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMODATION PROVIDED\*\*** This detached bungalow is positioned in the semi-rural location of Surfleet reservoir, with views over the River Glen.



### **Entrance Porch**

Double glazed entrance door to the front aspect leads into the property

Carpeted flooring

Double glazed window to the side aspect.

### **Entrance Hall**

Internal door leads into:

Tiled flooring, opening into: Kitchen

### **Cloakroom**

Central heating boiler and WC.

### **Lounge**

12' 11" x 12' 8" ( 3.94m x 3.86m )

Laminate flooring and TV point

Double sliding doors to the rear aspect.

### **Kitchen**

12' 3" x 8' 3" ( 3.73m x 2.51m )

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainers, gas oven with gas hob over.

Double glazed sliding doors to the side aspect.

### **Conservatory**

13' 7" x 9' 1" ( 4.14m x 2.77m )

Laminate flooring, TV point.

Double glazed windows to the front aspect.

### **Bedroom One**

12' 8" x 12' ( 3.86m x 3.66m )

Carpeted flooring

Double glazed window to the rear aspect.

### **Bathroom**

Four piece suite comprising of a bath, shower cubicle, wash hand basin and WC. Partly tiled, laminate flooring.

### **Exterior**

Laid to lawn area, steps leading down to the property.

Rear Garden:

Laid to lawn garden with decked area.

### **Agent Note**

The Ground Rent per annum is £3000.00



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## The Reservoir, Surfleet Spalding

- CASH BUYERS ONLY - NON-STANDARD CONSTRUCTION
- DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- RECENTLY RE-DECORATED BY OWNER
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2400.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG110084 - 0023

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