



**Stockhouse Lane, Surfleet SPALDING PE11 4AT**

**welcome to**

**Stockhouse Lane, Surfleet SPALDING**

**\*VIEWING ESSENTIAL\*** THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN THE OUSKIRTS OF THE QUAINT, SOUGHT AFTER VILLAGE OF SURFLEET.



### **Lounge**

14' x 13' ( 4.27m x 3.96m )

Feature electric fireplace, carpeted flooring, radiator, ample built in storage.

Double glazed window

### **Kitchen**

16' 1" x 7' 7" ( 4.90m x 2.31m )

Fitted kitchen comprising of wall and base units with worksurfaces over, stainless steel sink, space for under counter fridge/freezer and oven, tiled flooring.

Double glazed window.

### **Landing**

Loft access via ladder.

### **Bedroom One**

9' 2" x 14' ( 2.79m x 4.27m )

Carpeted flooring, radiator, ample storage

Double glazed window

### **Bedroom Two**

8' 1" x 12' ( 2.46m x 3.66m )

Carpeted flooring, radiator

Double glazed window

### **Bedroom Three**

8' 10" x 8' ( 2.69m x 2.44m )

Carpeted flooring, radiator

Double glazed window

### **Bathroom**

Three piece suite comprising of a shower, wash hand basin and WC. Partly tiled, underfloor heating.

Double glazed window

### **Exterior**

Wooden bridge leads to a decked area featuring a pond ideal for relaxing and entertaining, laid to lawn

garden.

### **Rear Garden:**

Divided into two areas, immediately outside the door is a fully enclosed yard, in which stands a former outhouse, a gated seating area. This leads though a single gate to the front of the premises and a double gate to a right of way for neighbours. Beyond this is the remainder of the rear garden, which is partially enclosed. There is ample parking, and standing area, as well as the large garage and workshop.

### **Garage/Workshop**

25' 7" x 14' 1" ( 7.80m x 4.29m )

Up and over door, power and lighting.

Door to the side aspect.

### **Agents Notes**

Please note that this property benefits from a new air source heating as well as new radiators, cavity wall installation, loft installation and trickle vents as well as a new extractor fan installed in the kitchen.



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welcome to

## Stockhouse Lane, Surfleet SPALDING

- THREE BEDROOM SEMI-DETACHED HOUSE
- NEW SOLAR PANELS + AIR SOURCE HEATING SYSTEM
- SOUGHT AFTER RURAL VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- DRIVEWAY + AMPLE OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG111491 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01775 711711**



[Spalding@williamhbrown.co.uk](mailto:Spalding@williamhbrown.co.uk)



18-19 Sheep Market, SPALDING, Lincolnshire,  
PE11 1BG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**