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## The Chestnuts, Cheal Road, Surfleet PE11 4BA

**£410,000 Freehold**

- **Site Area approximately 0.6 Acre (STS)**
- Gated Driveway with Multiple Off-Road Parking
- Semi-Rural Location with Field Views
- Large Conservatory
- Generous Gardens with Summerhouse

Spacious detached house in pleasant semi-rural location. Generous sized established gardens, multiple off-road parking, oil central heating, UPVC windows, well-proportioned throughout.

SPALDING 01775 766766 BOURNE 01778 420406



#### **ACCOMMODATION**

Part glazed UPVC front entrance door with obscure glazed side panel opening into:

#### **RECEPTION HALL**

22' 6" x 5' 11" (6.88m x 1.81m) Pendant light fitment, open tread staircase, raised feature ledge with understairs cupboard, polished laminate flooring, radiator, door to:

#### **LOUNGE**

13' 6" x 18' 7" (4.14m x 5.68m) Dual aspect with UPVC windows to the side elevation, pair of UPVC glazed French doors opening on to the decking to the rear. Wood grain effect laminate flooring, corner log burner with raised slate hearth, stone fireplace with display



niches, polished timber mantle and raised slate hearth, 2 pendant light fittings, 2 radiators, coved cornice, concertina style doors opening into:

#### **STUDY**

6' 0" x 5' 10" (1.84m x 1.80m) Wood grain effect laminate flooring, fitted shelves, ceiling light, coved cornice, open arch through to:

#### **DINING ROOM**

13' 9" x 12' 11" (4.20m x 3.95m) minimum plus recess. Wood grain effect laminate flooring, coved cornice, ceiling light, door returning into the main Reception Hall, skirting heaters, glazed UPVC door opening into:

#### **CONSERVATORY**

17' 8" x 10' 0" (5.4m x 3.05m) Dwarf brick and UPVC construction with mono pitch polycarbonate roof, modern vertical column radiator, wall light, power points, obscure glazed UPVC external entrance door, obscure glazed UPVC French doors.

Also from the Reception Hall a further door leads to:

#### **FITTED BREAKFAST KITCHEN**

13' 8" x 12' 7" (4.18m x 3.84m) Comprehensive range of modern fitted units comprising base cupboards and drawers all with soft closures, integrated refrigerator, eye level wall cupboards, glazed display cabinets, full ring ceramic hob with tiled splashback, integrated electric double oven, slate effect tiled flooring, laminate worktops with inset one and a quarter bowl single drainer enamel sink unit with mono block mixer tap, extractor fan, coved cornice, fluorescent strip light, double radiator, dual aspect with UPVC windows to the side and rear elevations.

#### **BOOT ROOM**

9' 1" x 6' 10" (2.77m x 2.09m) Fitted coat hooks, access to loft space, ceiling light, shoe storage cupboards, radiator, door to:

#### **UTILITY ROOM**

10' 2" x 13' 3" (3.12m x 4.06m) maximum Double drainer stainless steel sink unit with mixer tap, cupboards and drawers beneath, worktop with appliance space beneath, eye level wall cupboards, plumbing and space for washing machine, water softener, multiple appliance space, consumer unit, fluorescent strip light, radiator, coved cornice, UPVC window, part glazed UPVC external entrance door, fitted store cupboard with shelving.

Also from the Boot Room a door to:

#### **CLOAKROOM**

6' 5" x 3' 10" (1.97m x 1.17m) Modern hand basin with mixer tap and integrated storage, low level WC with push button flush, coved cornice, ceiling light, obscure glazed UPVC window.



From the Reception Hall the open tread staircase rises to:

#### **FIRST FLOOR LANDING**

9' 10" x 5' 11" (3.02m x 1.82m) Polished laminated flooring, UPVC window, access to loft space, coved cornice, ceiling light, built-in linen cupboard with shelving, doors arranged off to:

#### **BEDROOM 1**

12' 8" x 12' 1" (3.88m x 3.70m) plus door recess. Laminate flooring, coved cornice, ceiling light, radiator, UPVC window, large wardrobe unit with triple sliding mirror doors.

#### **BEDROOM 2**

12' 9" x 12' 1" (3.90m x 3.69m) plus door recess Radiator, UPVC window, laminate flooring, coved cornice, 2 ceiling lights, full width range of fitted 3 triple wardrobes with over head storage (excluded from the room measurement).

#### **BEDROOM 3**

8' 11" x 8' 2" (2.73m x 2.49m) UPVC window, radiator, coved cornice, ceiling light.

#### **BATHROOM**

9' 5" x 8' 2" (2.88m x 2.50m) Fitted four piece suite comprising slipper bath with side mounted mixer tap and shower attachment, low level WC, hand basin with hot and cold taps and vanity storage unit, large walk-in shower cabinet with metro style tiling, fitted mains shower and rain water sprinkler, laminate flooring, obscure glazed UPVC window, heated towel rail, ceiling light.

#### **EXTERIOR**

The property occupies a delightful established plot extending to approximately 0.6 of an acre. A pair of five bar farm style gates open on to an extensive driveway and turning bay providing multiple parking for a number of vehicles. The garden to the front is lawned with mature plants and trees, spring flowers, modern oil storage tank, external sockets, outside tap and garden shed. Continuing round to the side of the property there is a modern externally located oil fired central heating boiler, stocked flower bed, lawn with stepping stone pathway and access to:

#### **SUMMERHOUSE/STUDIO**

15' 2" x 7' 7" (4.63m x 2.33m) A painted timber structure forming a wonderful studio or work from home office/garden room as required.



### MAIN GARDENS

Being situated to the rear (south) side of the property with established lawns, mature trees, stocked borders, large decking/patio area, useful timber garden shed and further patio/seating areas. There is a copse of wood land on the opposite side of the road proving a lovely backdrop and the property has pleasant open views of farmland.

Attached to the rear of the property is:

### LEAN-TO GREENHOUSE/POTTING SHED

19' 2" x 11' 1" (5.85m x 3.38m)

### SERVICES

Mains water and electricity, private drainage, oil fired central heating and a log burner.

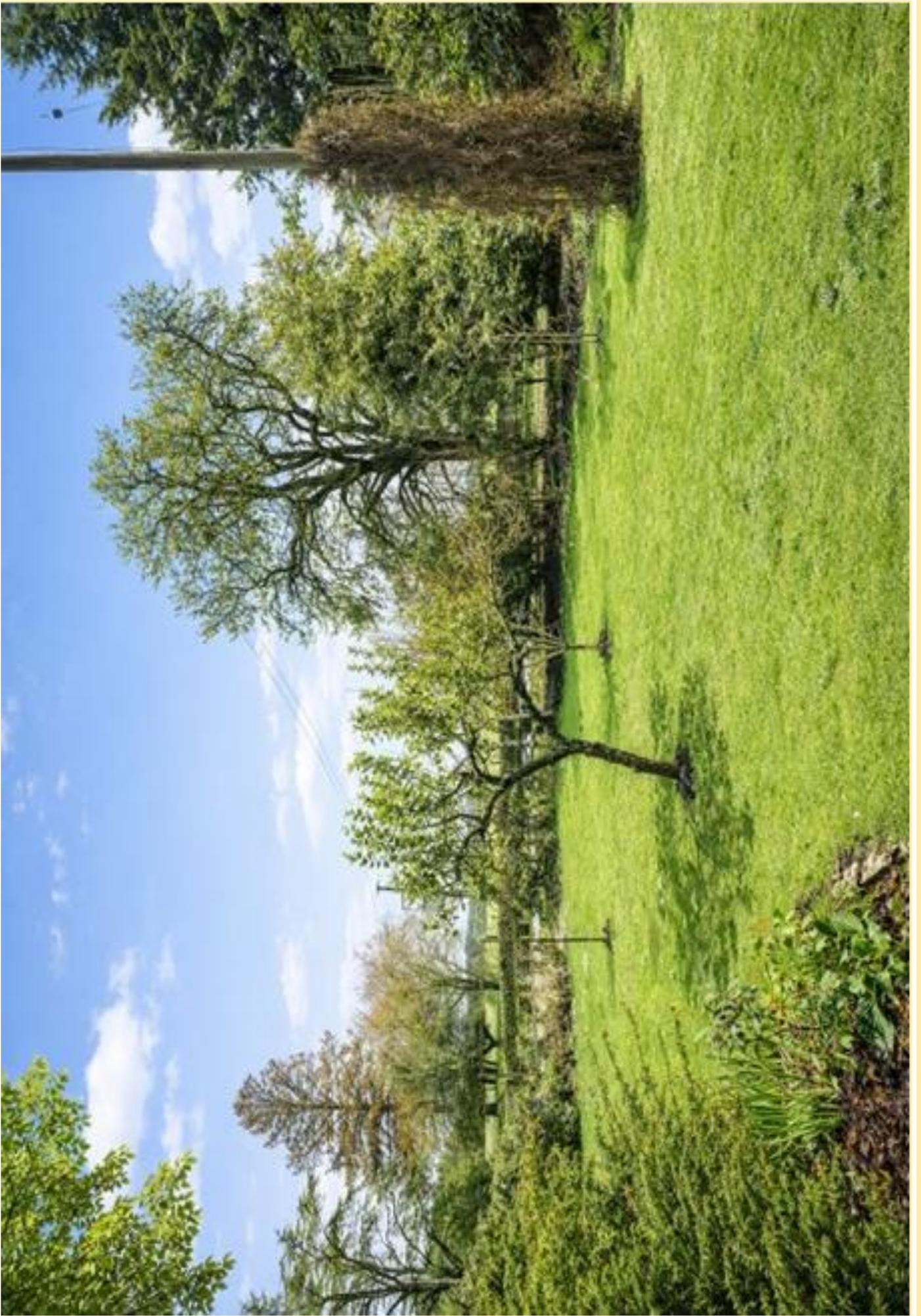
### DIRECTIONS

From Spalding proceed in a northerly direction along the old Pinchbeck Road, through Pinchbeck, on to Surfleet, turning left immediately after the bridge into Stockhouse Lane. Continue without deviation, through into Cheal Road and the property is situated on the left hand side just before the turning into Little Lane.

### AMENITIES

The nearby villages of Surfleet, Gosberton and Pinchbeck have combined facilities including schools, shops, public houses, doctors surgery etc. The town of Spalding is 5 miles from the property offering a full range of facilities and the cathedral city of Peterborough a further 18 miles distant having a fast train link with London's Kings Cross minimum journey time 46 minutes.







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX BAND:** D

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S11955**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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