



7 Bracken Road

Surfleet PE11 4DL

Offers in excess of £249,999



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Located in the highly desirable village of Surfleet and with easy access to Spalding, the A16 trunk road and Spalding's prestigious Spalding Golf Course. The A17 also is nearby giving access to numerous towns and cities. This well presented semi detached house enjoys an attractive position on this recently constructed residential location and is positioned in a peaceful corner of the development.

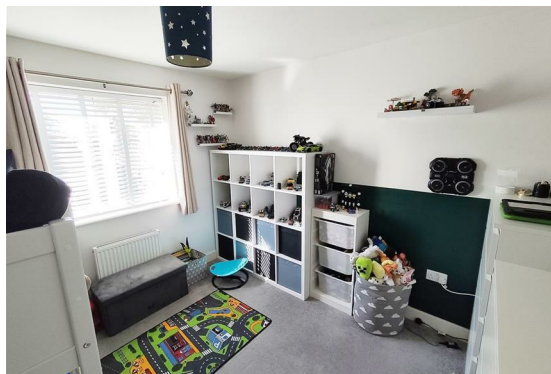
The accommodation comprises; Entrance hall with stairs to the first floor, good size Lounge, well appointed Kitchen Diner with access to the sunny rear garden. Utility Room and Cloakroom W.C.

The first floor Landing leads to the main Bedroom with an Ensuite Shower Room, two further good size Bedrooms and family Bathroom.

Outside the property overlooks an attractive balancing lake, there is a side and enclosed rear Garden with access to a single Garage and allocated parking for two vehicles.

Viewing is strongly recommended.

Tenure Freehold
Council Tax B
Estate Charges Payable.





Entrance Hall
Stairs to the first floor landing, door to

Lounge
14'11" max x 17'9" + bay (4.56m max x 5.43m + bay)

Kitchen Diner
18'4" x 10'4" (5.61m x 3.16m)
Well appointed with numerous base and eye level kitchen units, integrated electric oven with induction hob and hood above, dishwasher, fridge and freezer, French door to the rear garden, door to



Utility Room
Plumbing for a washing machine, door to

Cloakroom W.C.

Landing
Boiler/Storage cupboard, doors to

Bedroom 1
12'0" mx x 10'4" min (3.66m mx x 3.15m min)
Wardrobe recess, door to

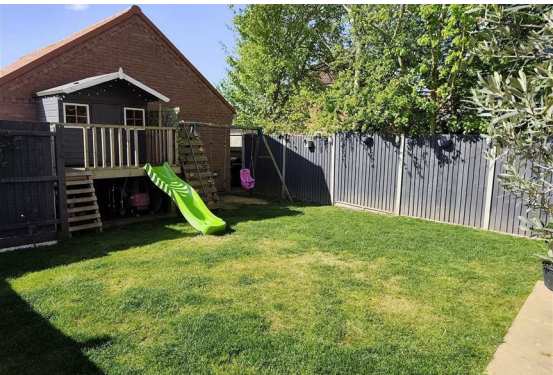
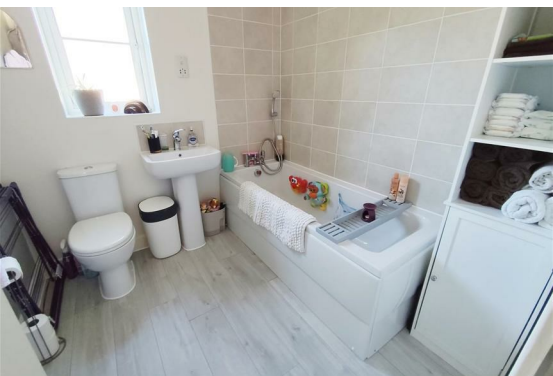
Ensuite Shower Room

Bedroom 2
10'10" x 10'4" (3.32m x 3.15m)

Bedroom 3
9'7" x 7'8" (2.94 x 2.34)

Family Bathroom

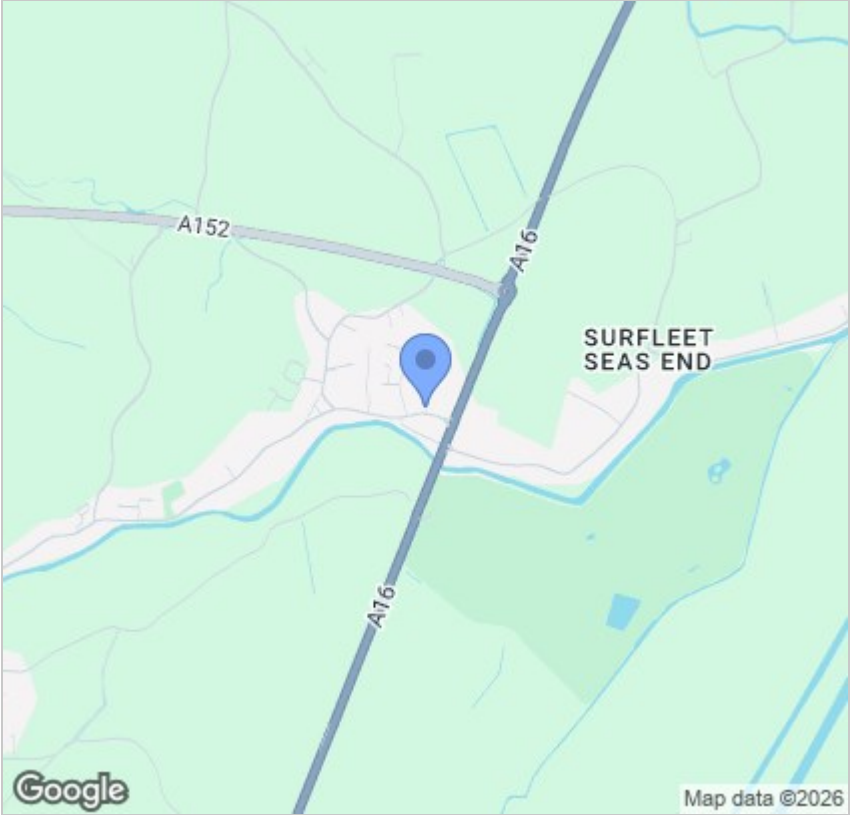
Outside
To the front of the property are views over an attractive balancing lake and pedestrian access to the front door. Gated side access leads to a sunny, enclosed garden ideal as a children play area. Laid to lawn there is a patio area and a second gated access to the two parking spaces and a single Garage.



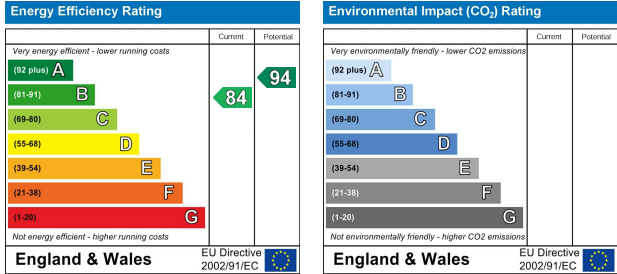
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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.



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