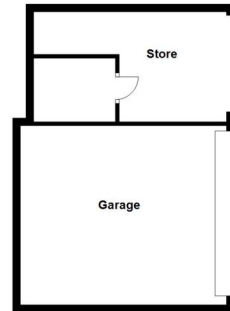
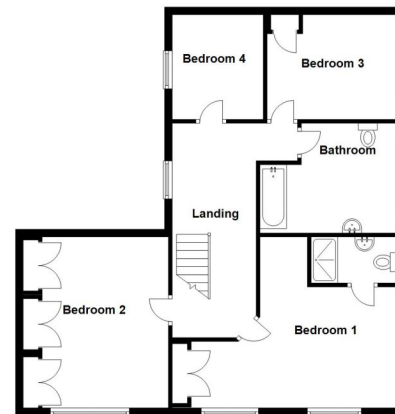


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	39
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

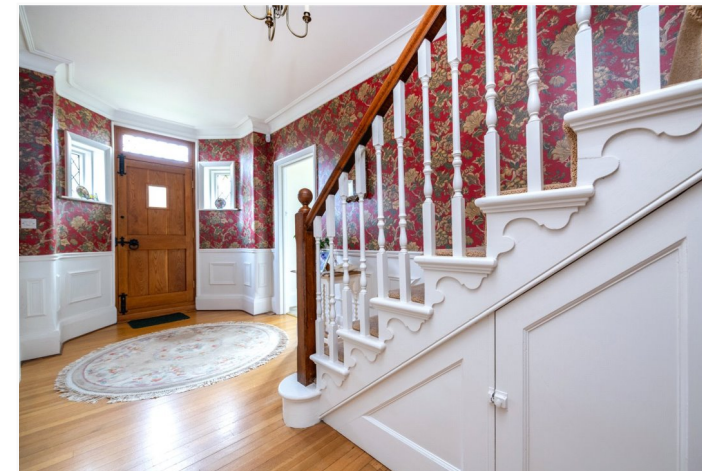
Ground Floor
Approx. 173.0 sq. metres (1892.3 sq. feet)



First Floor
Approx. 78.9 sq. metres (849.0 sq. feet)



Total area: approx. 251.9 sq. metres (2711.3 sq. feet)



126 Station Road, Surfleet, Spalding, Lincolnshire, PE11 4DB

O.I.E.O £375,000 Freehold

Further land available by separate negotiation! Winkworth are delighted to offer for sale this charming 1930s built much improved and extended four bedroom detached family home located in the sought after village of Surfleet close to the Golf Course and the River Glen. The property offers a wealth of character with excellent family accommodation comprising, lounge with wood burning stove and bay window, separate dining room with bay window, study, modern fitted kitchen with quartz worktops opening to family room. The property also benefits from a spacious P-Shaped garden room with access to the boiler room and downstairs cloakroom. Upstairs the master bedroom benefits from an en-suite shower room, there are three further bedrooms and a large family bathroom. Outside there is a gated driveway providing lots of off road parking leading to a detached double garage and further car port plus established front and rear gardens making this home a must view. Please call 01778 392807 for more information.

Four Bedroom Detached Family Home | Excellent Family Accommodation | Offers A Wealth Of Character | Detached Oversized Garage | Gated Driveway With Ample Off-Road Parking | Council Tax Band C

Winkworth

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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See things differently.



Family Room - 19'5" x 8'8" (5.92m x 2.64m) With triple aspect windows to the front rear and side, further Velux windows, radiators and power points.

Utility Room - 7'3" x 6'3" (2.2m x 1.9m) With fitted units, space for American style fridge freezer and frosted window.

Garden Room - 19'9" (6.02) x 16'4" (4.98) (narrowing to 8'8" (2.64)) Being half brick with fully insulated tiled roof, tiled flooring, radiators, power points, downlights, windows and doors onto the rear garden and door to.

Boiler Room - With oil boiler supplying hot water and central heating, low level wc, space and plumbing for washing machine and further appliances and frosted window.

First Floor Landing - With access to the loft, window to the side and door leading to.

Bedroom One - 17'5" (5.3) (narrow to 11'4" (3.45)) x 14'6" (4.42) With two windows overlooking the front, built in wardrobes, radiator, power points and door leading to.

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, wet boards and heated towel rail.

Bedroom Two - 14'5" x 12'4" (4.4m x 3.76m) With extensive range of fitted wardrobes, window overlooking the front, radiator and power points.

Bedroom Three - 11'9" x 8'9" (3.58m x 2.67m) With window to the side, radiator and power points.

Bedroom Four - 8'9" x 8'1" (2.67m x 2.46m) With window to the side, built in airing cupboard, radiator and power points.

Bathroom - 12'6" x 9'7" (3.8m x 2.92m) With fitted suite comprising, panelled bath with shower attachment, low level wc, wash hand basin, tiled walls, heated towel rail and frosted window.

Outside - To the side there is a gated driveway leading to a generous driveway providing ample off road parking and access to an OVERSIZED GARAGE (18'7" x 15'10") with electric up and over door. There is also a further brick built store (16'4" x 10'4" and Car Port/log store (14'3" x 10'3)

The rear garden has a paved patio leading onto an established lawned area with rockery and access to the garage and carport. There is a potential building plot forming part of the side garden which our vendor is willing to negotiate by separate negotiation.

LOCAL AUTHORITY

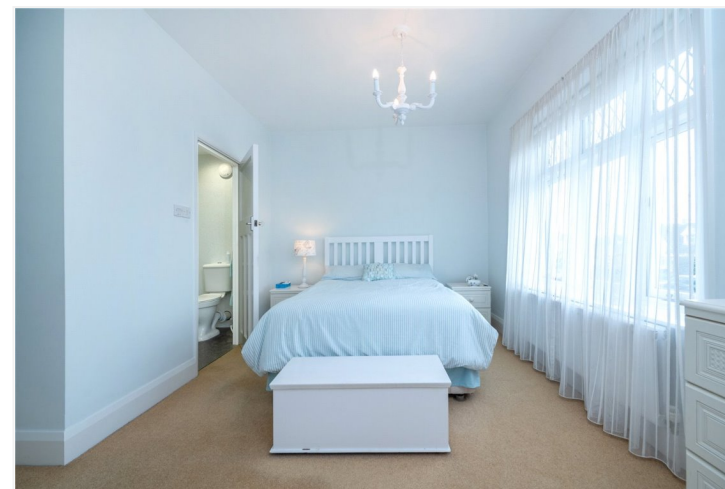
South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

C



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, part panelled walls, original solid oak flooring, radiator, covered ceiling, under stairs storage cupboard and door leading to.

Lounge - 15'1" x 12'7" (4.6m x 3.84m) With bay window overlooking the front, attractive feature fireplace with woodburning stove, coved ceilings, radiator, power points and french doors onto the rear garden.

Dining Room - 15' x 11'6" (4.57m x 3.5m) With bay window overlooking the front, attractive feature fireplace, coved ceiling, radiator and power points.

Study - 8'6" x 6'2" (2.6m x 1.88m) With frosted window, radiator and power points.

Kitchen - 12'1" x 11'5" (3.68m x 3.48m) With superb modern fitted units comprising, inset sink with cupboard below, excellent range of wall and base units with quartz worktops and upstands, range cooker with extractor above, integrated dishwasher, part tiled walls, downlights, door to the garden room and utility room and open to.