



Glenfirs Stockhouse Lane, Surfleet Spalding PE11 4AR

welcome to

Glenfirs Stockhouse Lane, Surfleet Spalding

This immaculately presented bungalow is situated in the sort after village of surflee. Benefiting from field views, ample parking. Three double bedrooms, open plan kitchen/dining room, living room with wood burner & ample space externally. This cannot be missed!



Entrance Hallway

Composite glazed entrance door, skimmed ceiling with access to the loft, vertical column radiator, wood effect tiled flooring, built in airing cupboard with slatted shelving and radiator, built in mirrored double cupboard with hanging rail and slatted shelving for storage

Living Room

16' 2" x 14' 8" (4.93m x 4.47m)
UPVC double glazed windows to side and rear aspect, obscured glazed block wall feature, skimmed ceiling, tiled flooring, black vertical column radiators, exposed brick fireplace with herringbone detailing and cast iron multi fuel stove with oak mantel

Office/Study

10' 7" x 4' 10" (3.23m x 1.47m)
Obscured glass block wall feature, skimmed ceiling, tiled flooring.

Utility Space

14' 6" x 8' 1" (4.42m x 2.46m)
UPVC double glazed window and door to side aspect, skimmed ceiling, tiled flooring, black vertical column radiator, fitted base and eye level unit with stainless steel twin sink and drainer top. Opening to kitchen diner and door to bedroom one suite

Kitchen/Dining Room

23' 6" x 11' 11" (7.16m x 3.63m)
UPVC double glazed window and door to rear aspect, window to the side aspect, coving to skimmed ceiling, tiled flooring, black vertical column radiators. Refitted with a range of base and eye level units with island unit. Corian work surfaces with metro tiled splashback, moulded sink with drainer with mixer tap, induction hob with stainless steel extractor hood over, integrated oven, grill and microwave, space and plumbing for washing machine, space and plumbing for fridge freezer

Summer Room

23' 5" x 15' 7" (7.14m x 4.75m)
A fantastic room to really combine the inside and

out, offering great entertaining space. A timber frame construction with polycarbonate roof and sun blinds, tiled flooring, power and light connected, hot tub currently in situ (and included in sale) with shower and low level shower tray. Opening to garden.

Bedroom One

10' 7" x 10' (3.23m x 3.05m)
UPVC double glazed window to side aspect, coving to skimmed ceiling, radiator, laminate flooring, reading lights and double sockets with USB ports, built in mirrored sliding door wardrobes with hanging rails and a new wall mounted LPG central heating boiler

Ensuite

UPVC double glazed window to side aspect, skimmed ceiling with recessed ceiling spotlights, extractor fan, shaver point, tiled flooring and tiled feature wall, concealed cistern toilet and wash hand basin set in vanity unit with chrome mixer tap over, black heated towel rail, 'D' shape shower cubicle with tiled walls and recessed shower nook, glass shower door and thermostatic mains shower

Bedroom Two

14' 11" x 12' 6" (4.55m x 3.81m)
UPVC double glazed windows to front and side aspect, coving to skimmed ceiling, radiator

Bedroom Three

10' 11" x 10' 7" (3.33m x 3.23m)
UPVC double glazed window to front aspect, painted floorboards, radiator, skimmed ceiling, built in full height sliding door wardrobes with automatic lights, power points, TV point, built in desk, shelving and hanging rails

Bathroom

UPVC double glazed window side aspect, skimmed ceiling, traditional style heated towel rail, tiled flooring, extractor fan, fitted 'P' shape bath with wall mounted tap and bath spout, thermostatic mains shower over, tiled wall with shower nook, wall

mounted mirrored vanity cabinet with courtesy light and shaving point. Wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush.

Garage/Workshop

32' 7" x 20' 9" (9.93m x 6.32m)
With power and light connected, two post vehicle lift and lockable office area. Oil heater.

Outbuildings

8' 7" x 6' 4" (2.62m x 1.93m)
In addition to the workshop there are a range of garden buildings including three metal shipping containers, timber shed with bar area and polytunnel

Exterior

The property sits central on it's plot of circa 0.3 acre (subject to survey). To the front of the property is a gravelled horseshoe driveway offering off road parking for multiple vehicles. There is a front lawn with mature Silver Birch tree. There is gated access leading to the rear of the plot offering pedestrian and vehicular access. Beyond the outbuildings there is further low maintenance gardens with field views and a variety of fruit trees. There are three external taps and two power outlets on site along with PIR security lighting.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Glenfirs Stockhouse Lane, Surfleet Spalding

- Immaculately presented bungalow
- Three double bedrooms
- Field views
- Ample outbuildings
- In & out driveway

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in the region of
£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112568 - 0006

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