



**5 Emerald Road, Surfleet, PE11 4GA**

**£270,000**

- No Upward Chain
- Well Presented
- Two bathrooms
- Garage and Ample Off Road Parking
- Large rear garden
- Modern upgrades throughout

**SOLD WITH NO ONWARD CHAIN!** Located in a popular area of the highly desirable village of Surfleet, and just a par-5 away from the local golf course, this lovely modern home was built by respected local developer Emerald Homes.

Set on a generous plot, the property benefits from ample off-road parking, a detached garage, and a rear garden offering plenty of space and potential to make it your own.

Inside, the home has been tastefully designed with a traditional and practical layout that will suit a wide range of buyers. Upstairs, the main bedroom features a convenient en-suite, adding an extra touch of comfort and privacy.

The property also enjoys a fantastic village location, within walking distance of the local riverside pub and with a handy village shop practically on your doorstep.

If this sounds like the home for you, why not arrange a viewing today?

#### **Entrance Hall 14'5" x 3'8" (4.41m x 1.13m)**



Composite glazed entrance door to front. Stairs to first floor landing. Radiator.

#### **Lounge 14'5" x 10'7" (4.41m x 3.24m)**



PVC double glazed window to front. Radiator.

#### **Kitchen 10'8" x 17'6" (3.26m x 5.35m)**



PVC double glazed window and french doors to rear. Matching range of base and eye level units with roll edge work surfaces over. Sink unit with drainer and mixer tap. Integrated Dishwasher/Integrated fridge/freezer. Induction hob with extractor hood over. Built in oven and grill. Radiator. LVT flooring.

#### **Cloakroom**



PVC double glazed window to side. Toilet. Wash hand basin. Tiled splash backs. Heated towel rail. LVT flooring.

#### **First Floor Landing 11'8" x 5'10" (3.57m x 1.78m)**



PVC double glazed window to side. Airing cupboard.

**Bedroom 1 11'2" x 9'6" (3.41m x 2.90m)**



PVC double glazed window to front. Radiator.

**En-suite 3'10" x 8'6" (1.18m x 2.61m)**



Shower cubicle with shower over. Wash hand basin. Toilet . Extractor fan. Heated towel rail. LVT flooring.

**Bedroom 2 9'9" x 9'7" (2.98m x 2.94m)**



PVC double glazed window to rear. Radiator. Built in sliding door wardrobe.

**Bedroom 3 7'5" x 7'5" (2.27m x 2.28m)**



PVC double glazed window to front. Radiator.

**Bathroom 5'8" x 7'5" (1.73m x 2.28m)**



PVC double glazed window to rear. Shower cubicle

with shower. Toilet. Wash hand basin. Partially tiled walls. Shaver point. Heated towel rail. LVT flooring.

### Outside



The property has a pathway leading to the front door. Driveway giving off road parking and leading to the single garage.

The rear garden is enclosed by timber fencing. Lawn area. Patio area.

### Garage 19'8" x 10'0" (6.01m x 3.06m)

Up and over vehicular door. Power and light connected.

### Property Postcode

For location purposes the postcode of this property is: PE11 4DF

### Spalding Golf Course

Spalding Golf Club is one of Lincolnshire's most respected courses, offering a welcoming atmosphere for players of all abilities. Set amidst beautiful parkland beside the River Glen, the 18-hole course is known for its scenic fairways, mature trees, and well-maintained greens that provide an enjoyable challenge throughout the year. The club also features excellent practice facilities, a pro shop, and a friendly clubhouse with food and refreshments available. Currently, Spalding Golf Club is undergoing exciting extension and improvement works, further enhancing its facilities and member experience - ensuring it remains a top destination for golfers in the area.

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks

are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: £169.23 Yearly paid to Encore Estate Management Limited

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No  
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: B83

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### **Referral & Fee Disclosure**

We can also offer full Financial and Solicitor services.

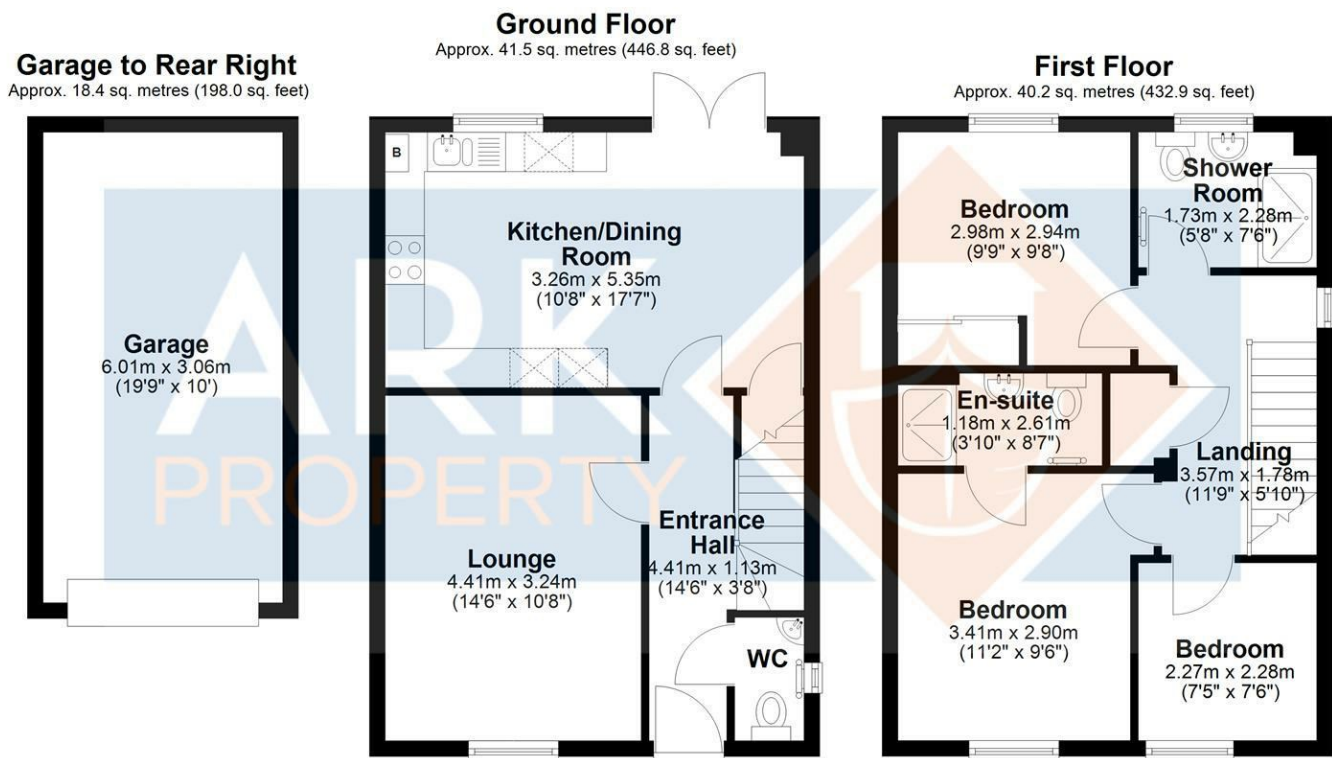
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

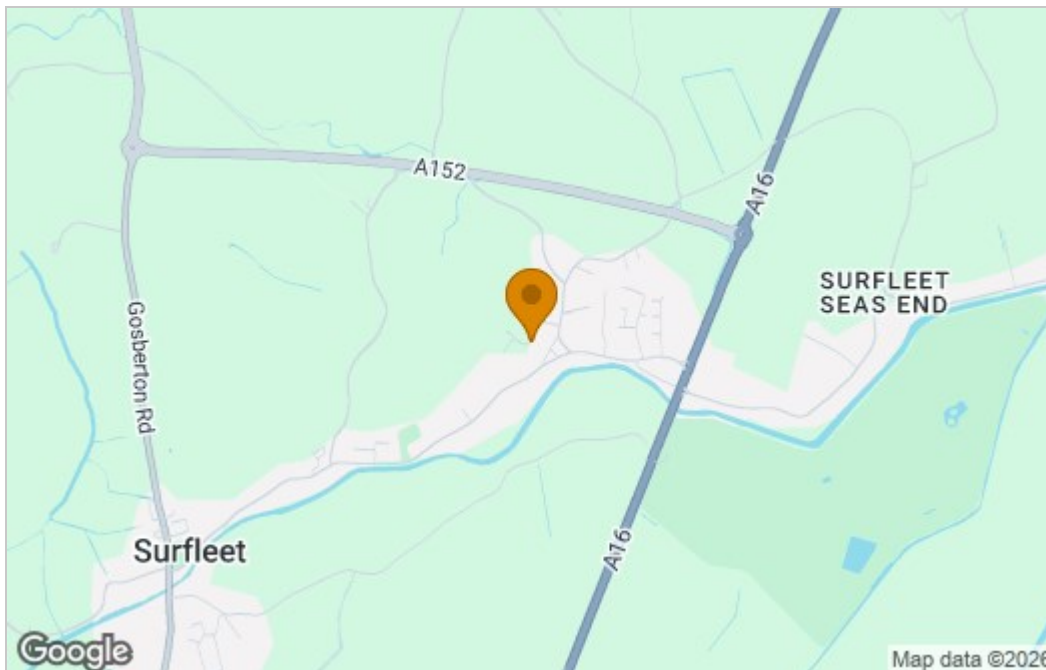
## Floor Plan



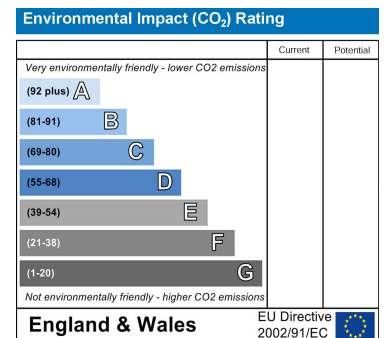
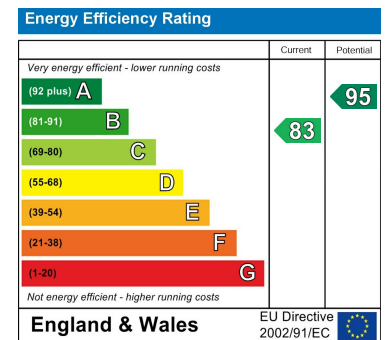
Total area: approx. 100.1 sq. metres (1077.7 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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