ARK PROPERTY









## 58 Station Road, Surfleet, PE11 4DB

**£550,000**

- Impressive four-bedroom detached executive home built to a high specification
- Enviable River Glen outlook with a desirable position on Station Road
- Exceptional open-plan kitchen, dining and living space with bi-fold doors to the garden
- Four spacious double bedrooms, all with built-in wardrobes, plus two en-suites
- Beautifully landscaped private rear garden with established borders, porcelain patio, summer house and gazebo
- Excellent parking and oversized garage, with the owners having already secured their next home — viewing essential

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**Tel: 01775 766888**
6 New Road, Spalding, Lincolnshire PE11 1DQ

A stunning four-bedroom detached executive home enjoying an enviable position overlooking the River Glen.

Built to a high specification, this impressive family home offers spacious and versatile accommodation, complemented by beautifully landscaped gardens and excellent outdoor space.

The ground floor comprises a welcoming entrance hall, sitting room, separate office, WC, utility room and an impressive open-plan kitchen, dining and living space, featuring bi-fold doors opening directly onto the rear garden.

Upstairs are four generous double bedrooms, all benefitting from built-in wardrobes, with two having en-suite facilities, alongside a stylish family bathroom.

Outside, the property offers an abundance of parking, an oversized garage and a fully landscaped, private rear garden with established borders, porcelain patio, summer house and gazebo — creating an exceptional space for entertaining and relaxing.

With the current owners having already found their next home, this superb property is offered with genuine onward motivation. Viewing is essential to fully appreciate the quality, space and setting this exceptional home has to offer.

## Entrance Hall 13'6" x 9'11" (4.12m x 3.03m)



Composite glazed entrance door to front with glazed side panels. Skimmed ceiling. Recessed spot lights. Vinyl tiled flooring. Under floor heating. Oak staircase leading to first floor landing with glass balustrade. Built in storage cupboard.

## Lounge Area 11'8" x 13'11" (3.57m x 4.26m)



Aluminium Bi-fold doors leading to the rear garden. Skimmed ceiling. LVT flooring. Wall mounted bio fuel fireplace.



## Kitchen/Dining Room 19'10" x 13'3" (6.06m x 4.04m)



Aluminium Bi-fold doors leading to rear garden. Skimmed ceiling. Vinyl tiled flooring. Feature wall with brick slips. Under floor heating. Fitted with a matching range of base and eye level units with granite work surfaces over. Sink unit with drainer and mixer tap. Integrated full height fridge. Integrated full height freezer. Integrated dishwasher. Integrated wine cooler. Space for Range style cooker/Aga cooker or similar. Extractor hood. Central island unit with built in storage.



## Sitting Room 15'7" x 13'2" (4.75m x 4.02m)



PVC double glazed window to front with built in shutters. Skimmed ceiling. Feature fireplace with surround.

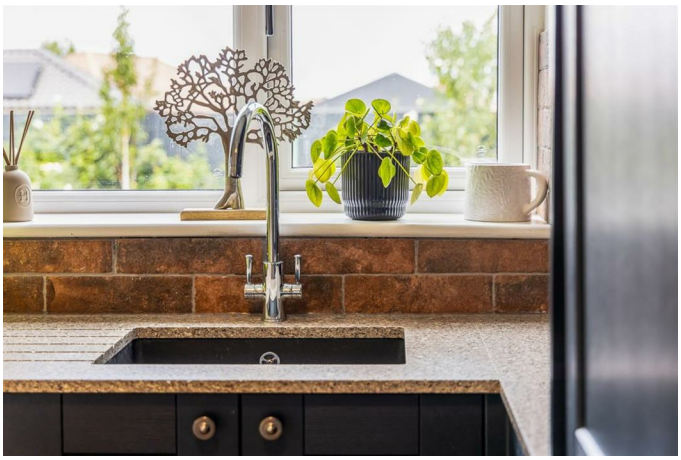


## Office 12'3" x 10'4" (3.75m x 3.17m)



PVC double glazed window to front with built in shutters. Skimmed ceiling.





## Utility Room 11'8" x 6'9" (3.56m x 2.08m)



PVC double glazed window to rear. Composite glazed door to side.. Skimmed ceiling. Vinyl tiled flooring. Under floor heating. Fitted with a matching range of base, eye level and full height units with granite work surface over. Sink inset with chrome mixer tap. Tiled splash backs. Integrated combination over. Laundry cupboard with space and plumbing for washing machine and tumble dryer. Door to cloakroom.

## Cloakroom



PVC double glazed window to side . Skimmed ceiling. Automatic light. Vinyl tiled flooring. Under floor heating. Extractor fan. Close coupled toilet with push button flush. Wash hand basin set in vanity unit with built in storage. Partially tiled walls.

## First Floor Landing 17'5" x 9'11" (5.33m x 3.03m)



PVC double glazed window to front with built in shutters. Skimmed ceiling. Oak and glass balustrade. Built in airing cupboard housing hot water cylinder and slatted shelving. Doors to bedrooms and bathroom.



## Bedroom 1 13'8" x 13'3" (4.18m x 4.05m)



PVC double glazed window to rear with built in shutters. Skimmed ceiling. Radiator. Built in double door wardrobe. Door to en-suite.



## En-suite 5'9" x 7'8" (1.76m x 2.34m)



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled floor.

Chrome heated towel rail. Fitted walk in shower enclosure with chrome thermostatic shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap. Illuminated vanity mirror.

## Bedroom 2 10'7" x 13'2" (3.24m x 4.02m)



PVC double glazed window to front with built in shutters. Skimmed ceiling. Radiator. Built in double door wardrobe. Door to en-suite.



## En-suite 4'6" x 7'8" (1.38m x 2.35m)



PVC double glazed window to side with built in shutters. Skimmed ceiling. Recessed spot lights. Extractor fan. Chrome heated towel rail. Illuminated vanity mirror. Fitted walk in shower enclosure with chrome thermostatic bar shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap.



## Bedroom 3 12'0" x 10'4" (3.68m x 3.16m)



PVC double glazed window to front with built in shutters. Skimmed ceiling. Radiator. Built in double door wardrobe. Loft access. Feature wall panelling.

## Bedroom 4 11'8" x 10'7" (3.56m x 3.23m)



PVC double glazed window to rear with built in shutters. Skimmed ceiling. Radiator. Built in double door wardrobe.

## Bathroom 7'10" x 9'10" (2.40m x 3.02m)



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lights. Extractor fan. Vinyl tiled flooring. Chrome heated towel rail. Illuminated vanity mirror. Fitted with a four piece suite comprising double ended bath with floor mounted chrome taps and shower attachment. Shower enclosure with glass sliding doors and thermostatic bar shower. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer taps.

## Outside



The front of the property has a lawn with planted borders. Block paved and gravel driveway providing off road parking leading to the oversized garage. Paved pathways leading to the front door and side gate.
The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area and further covered patio seating area with gazebo. Pathways continue to the timber summer house with power and light

connected. Outside light, power and cold water tap available.



## Summer House





## Garage 16'4" x 17'0" (5.00m x 5.20m)



Electric sectional door. Power and light connected. Pedestrian door to side.

## Property Postcode

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

## 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: E
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus
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 Double 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: B87

## 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





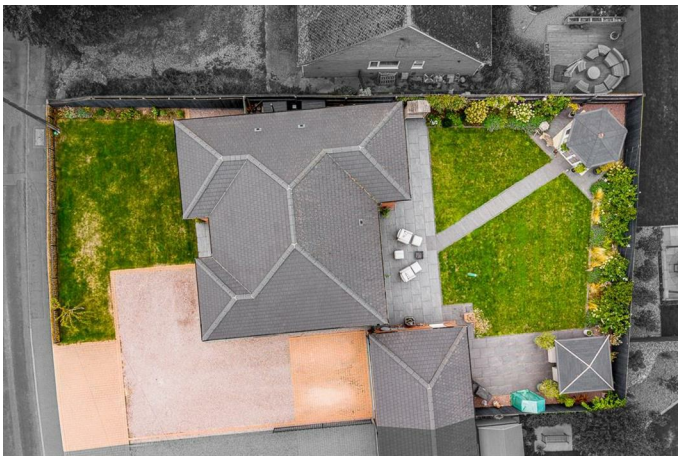














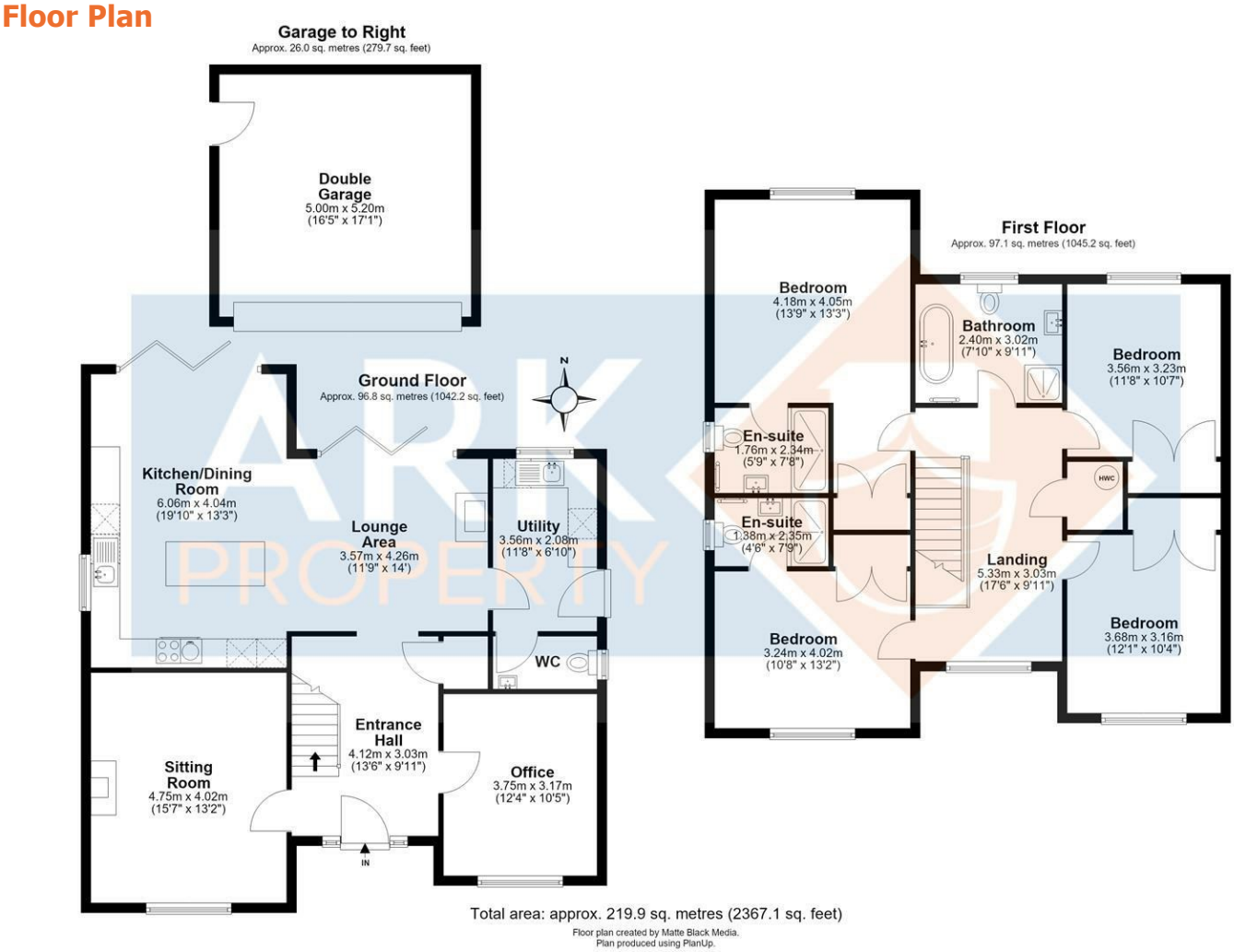








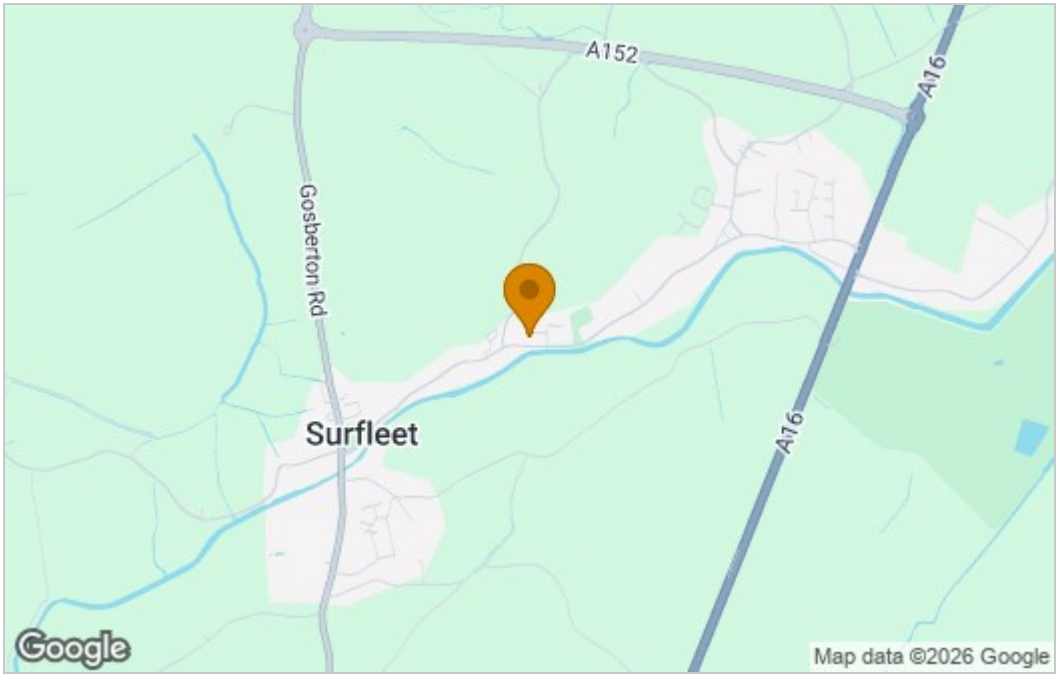
## Floor Plan



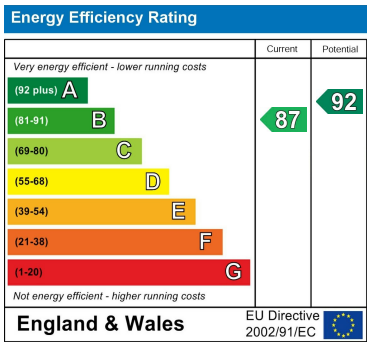

Total area: approx. 219.9 sq. metres (2367.1 sq. feet)

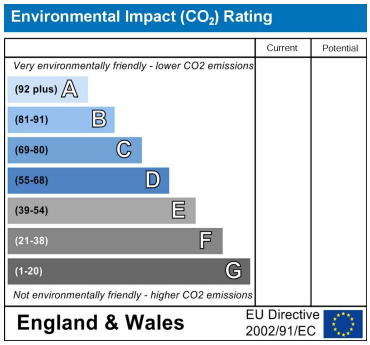
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph




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