



## **1 Bracken Road, Surfleet, PE11 4DL**

**£239,000**

- Modern three-bedroom semi-detached home situated in a popular residential location on Bracken Road in the village of Surfleet.
- Bright and welcoming bay-fronted lounge providing a comfortable living space with plenty of natural light.
- Spacious kitchen diner to the rear offering ample room for dining and entertaining, with access to the garden.
- Three well-proportioned bedrooms, including a principal bedroom benefitting from a private ensuite.
- Additional family shower room and convenient ground floor WC adding practicality for modern living.
- Enclosed rear garden and single garage, providing outdoor space along with useful storage or parking.

Situated on Bracken Road in the popular village of Surfleet, this modern semi-detached home offers bright and spacious accommodation ideal for family living.

The property welcomes you with an entrance hall leading through to a bay-fronted lounge, creating a light and comfortable living space. To the rear, a well-proportioned kitchen diner provides the perfect setting for everyday dining and entertaining, with doors opening onto the garden. A convenient ground-floor WC completes the downstairs layout.

Upstairs, the home offers three bedrooms, including a principal bedroom with ensuite, along with a separate shower room serving the remaining bedrooms.

Outside, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining, and a single garage providing additional storage or parking.

This attractive home combines modern living with a practical layout in a desirable village location.

#### Entrance Hall

Composite glazed entrance door. Skimmed ceiling. Laminate flooring. Radiator. Stairs to first floor landing. Door to lounge.

#### Lounge 17'11" x 11'4" (max) (5.47m x 3.47m (max))



PVC double glazed bay window to front. Skimmed ceiling. Two radiators. Door to kitchen/diner.



#### Kitchen/Diner 10'4" x 18'4" (3.16m x 5.61m)



PVC double glazed window and French doors to rear. Skimmed ceiling. Laminate flooring. Radiator. Door to utility room. Fitted with a matching range of base and eye level units with work top space and matching upstands. Four ring Bosch induction hob with stainless steel Bosch extractor hood over. Twin built Bosch electric ovens. Integrated fridge/freezer. Composite sink and drainer with chrome mixer tap over. Integrated dishwasher.



**Utility Room 4'2" x 6'5" (1.29m x 1.98m)**



Skimmed ceiling. Extractor fan. Laminate flooring. Fitted base and eye level units with work top space and matching upstand. Space and plumbing for washing machine. Door to cloakroom.

**Cloakroom 3'2" x 6'5" (0.99m x 1.97m)**



Skimmed ceiling. Extractor fan. Laminate flooring. Radiator. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Tiled splash back.

**First Floor Landing 5'11" x 11'0" (1.81m x 3.37m)**



Skimmed ceiling. Loft access. Built in airing cupboard with slatted shelving and wall mounted mains gas central heating boiler. Doors to bedrooms and bathroom.

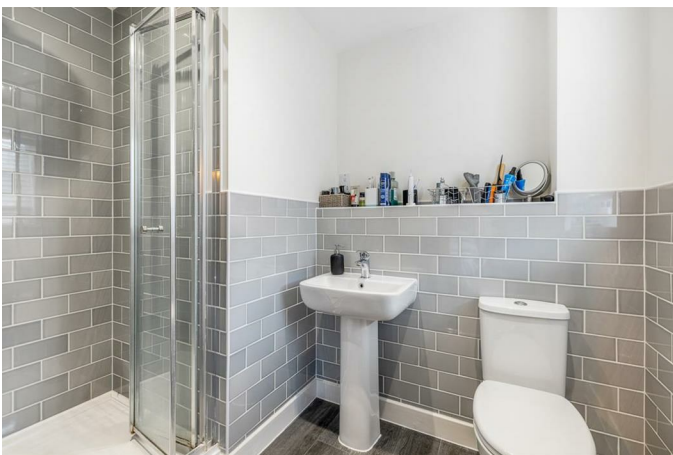
**Bedroom 1 10'4" x 12'0" (3.16m x 3.67m)**



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



**En-suite 5'1" x 6'2" (1.55m x 1.88m)**



PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Extractor fan. Laminate flooring. Chrome heated towel rail. Shaver

point. Tiled shower enclosure with glass folding door and mains thermostatic bar shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.



**Bedroom 2 10'10" (into cupboard) x 10'5" (3.31m (into cupboard) x 3.18m)**



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

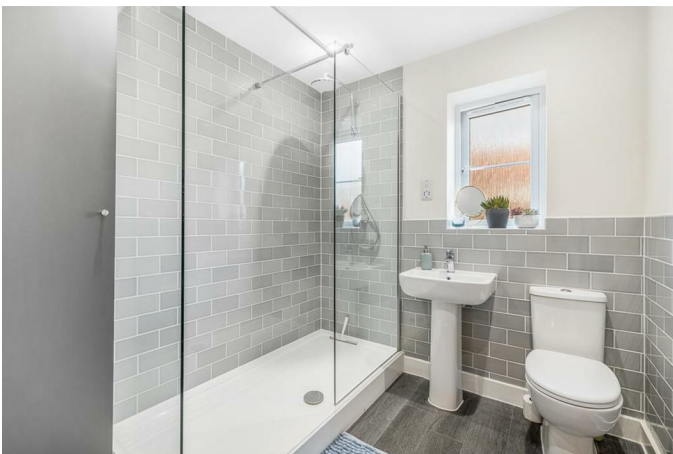


**Bedroom 3 9'8" x 7'8" (2.96m x 2.35m)**



PVC double glazed window to rear. Skimmed ceiling. Radiator.

**Shower Room 6'11" x 7'1" (2.13m x 2.16m)**



PVC double glazed window. Skimmed ceiling. Recessed spot lights. Extractor fan. Laminate

flooring. Chrome heated towel rail. Shaver point. Large walk in shower with mains thermostatic bar shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.



**Outside**



To the front of the property there is a small lawn area and pathway leading to the entrance door. Side gated access leading to the rear garden. The driveway provides off road parking and leads to the single garage. The rear garden is enclosed by timber fencing. Laid to lawn with extended patio seating area. Outside power, light and cold water tap available.



**Garage 18'4" x 10'3" (5.60m x 3.14m)**  
Up and over door. Power and light connected.

### Property Postcode

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

### 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: B

Annual charge: £395 per annum paid to Encore Estates

Property construction: Brick built

Electricity supply: British Gas

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: B84

### 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

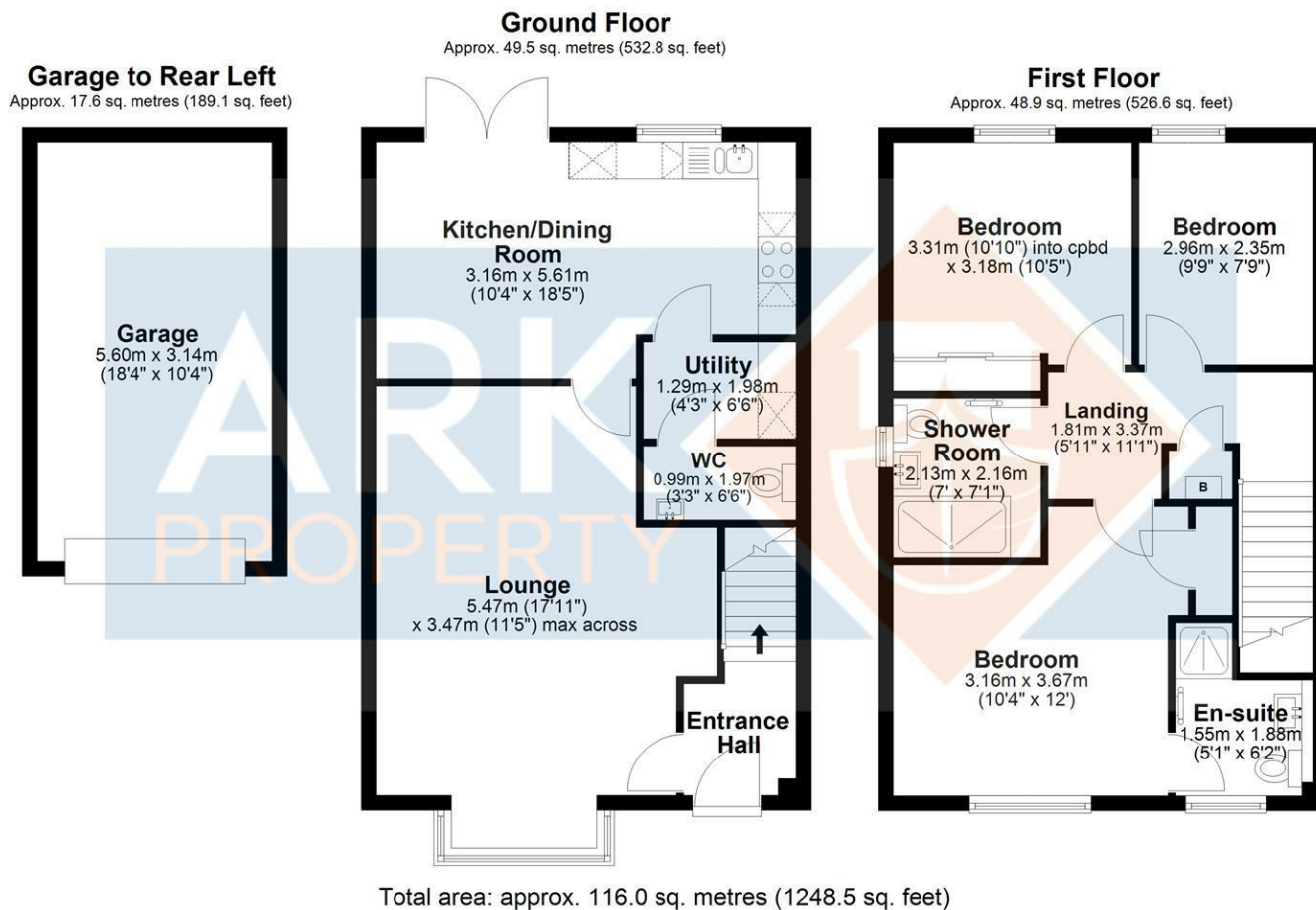
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.





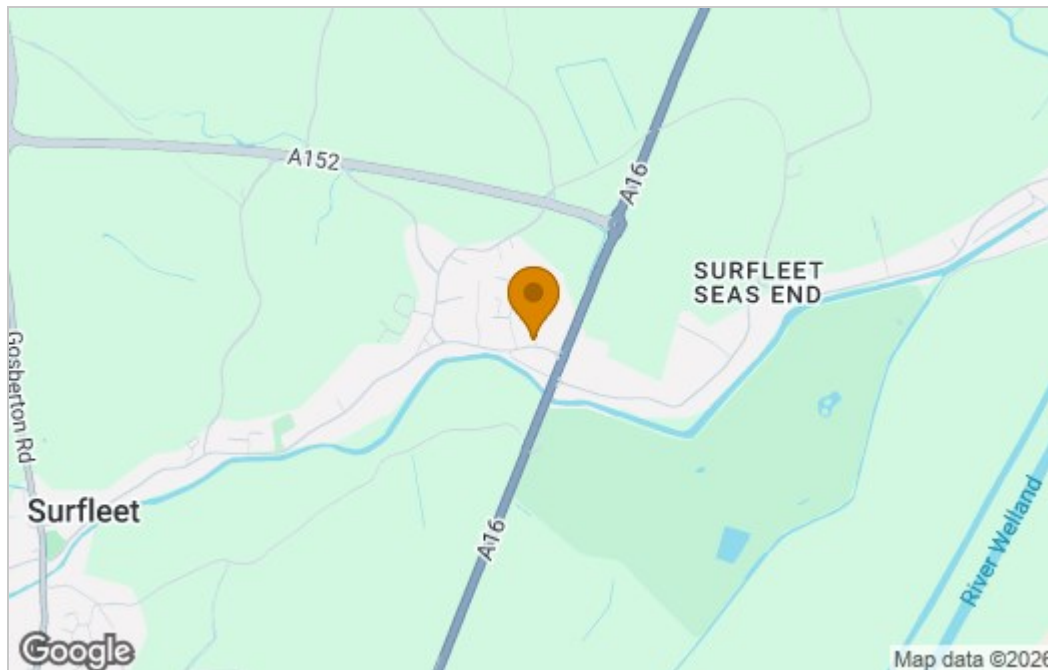


## Floor Plan

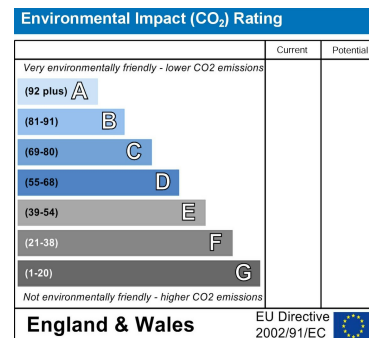
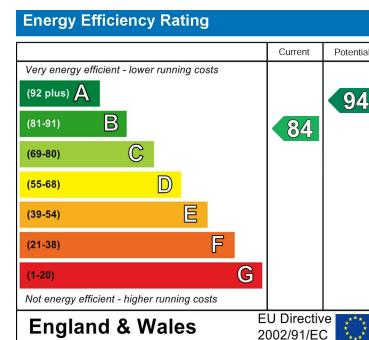


Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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