



29 Reservoir Road, Surfleet, PE11 4DH

£165,000

- Charming two-bedroom semi-detached home with a cosy cottage feel
- Spacious lounge, kitchen diner, and conservatory to the ground floor
- Two well-proportioned bedrooms and a modern shower room upstairs
- Enclosed rear garden ideal for relaxing or entertaining
- Off-road parking and carport providing convenient private parking
- Offered with no onward chain – ready for a smooth move

Charming Two Bedroom Semi-Detached Home – No Onward Chain

Nestled on Reservoir Road in the popular village of Surfleet, this delightful two-bedroom semi-detached home offers a lovely cottage feel and well-proportioned living space throughout. The ground floor features a welcoming lounge, a spacious kitchen diner, and a bright conservatory overlooking the rear garden. Upstairs, you'll find two comfortable bedrooms and a modern shower room.

Externally, the property benefits from an enclosed rear garden, off-road parking, and a carport. Offered with no onward chain, this characterful home is perfect for first-time buyers, downsizers, or investors alike.

Kitchen/Dining Room 12'7" x 11'9" (3.85m x 3.60m)



PVC double glazed door to side, coving to ceiling, electric storage heater. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap over, electric hob with integrated electric oven under and stainless steel extractor hood over, space and plumbing for washing machine.



Lounge 15'10" x 10'7" (4.84m x 3.25m)



PVC double glazed window to front, coving to ceiling, electric storage heater, electric fireplace, patio doors opening to conservatory.



Conservatory 9'5" x 10'7" (2.89m x 3.25m)



PVC double glazed construction with polycarbonate roof, tiled flooring, built in under stairs storage cupboard with power, light and built in shelving.

Rear Lobby

PVC double glazed door to rear, coving to ceiling, electric storage heater, built in meter cupboard with electric consumer unit. Stairs to first floor landing, door to kitchen diner.

First Floor Landing

PVC double glazed window to rear, coving to ceiling, loft access.

Bedroom 1 15'11" x 11'9" (4.86m x 3.60m)



PVC double glazed window to rear, coving to ceiling, electric storage heater.



Bedroom 2 8'7" x 10'7" (2.63m x 3.25m)



PVC double glazed window to front, coving to ceiling, electric storage heater.

Shower Room 6'11" x 7'4" (2.11m x 2.24m)



PVC double glazed window to rear, coving to ceiling, extractor fan, wall and floor tiling. Fitted with a

three piece suite comprising glazed shower cubicle with electric shower, close coupled toilet with push button flush and wash hand basin with mixer tap over.



Outside



There is a small lawn with hedge border to the front of the property and a concrete driveway to the side with carport providing off road parking for two vehicles. Gated access leads to the rear garden which is mostly hard landscaped to include paving and gravel areas.



Car Port 15'10" x 9'10" (4.84m x 3.02m)



Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Eon Next

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic Tank

Heating: Electric

Heating features: No

Broadband: As stated by Ofcom, Standard is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is None over Voice and Data. Three is Limited over Voice and Data. O2 is None over Voice and Data. Vodafone is None 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

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: F36

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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

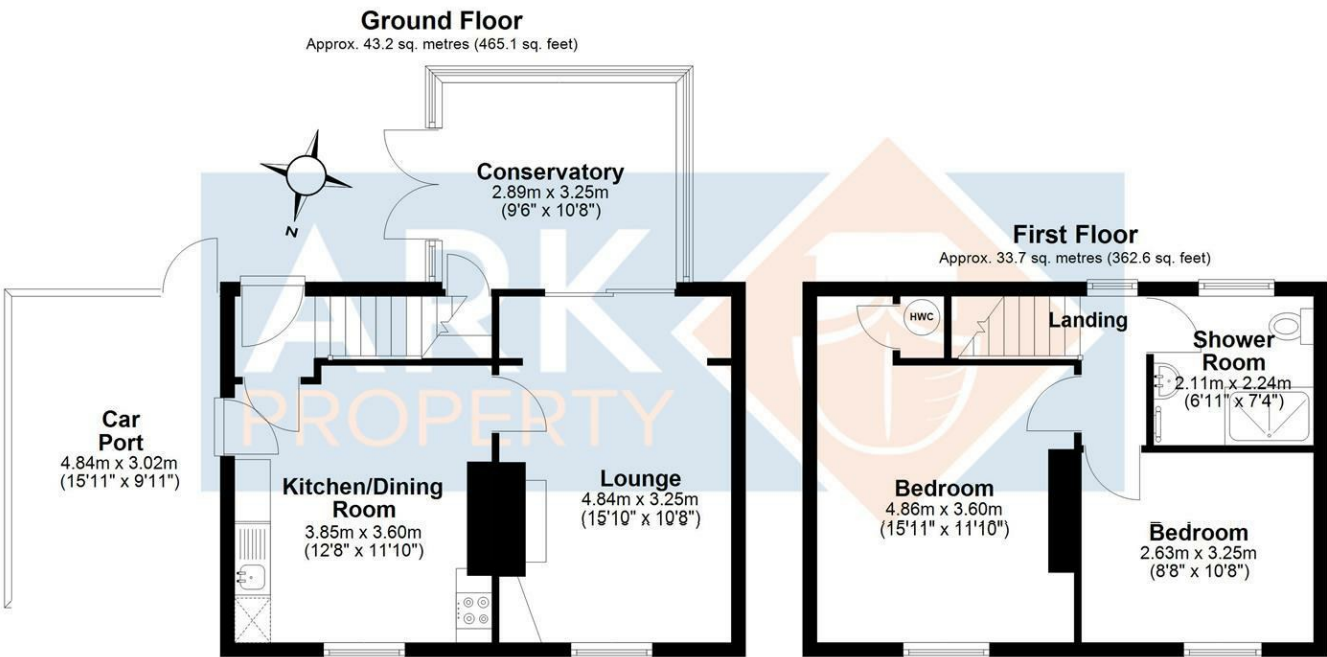
Disclaimer

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.



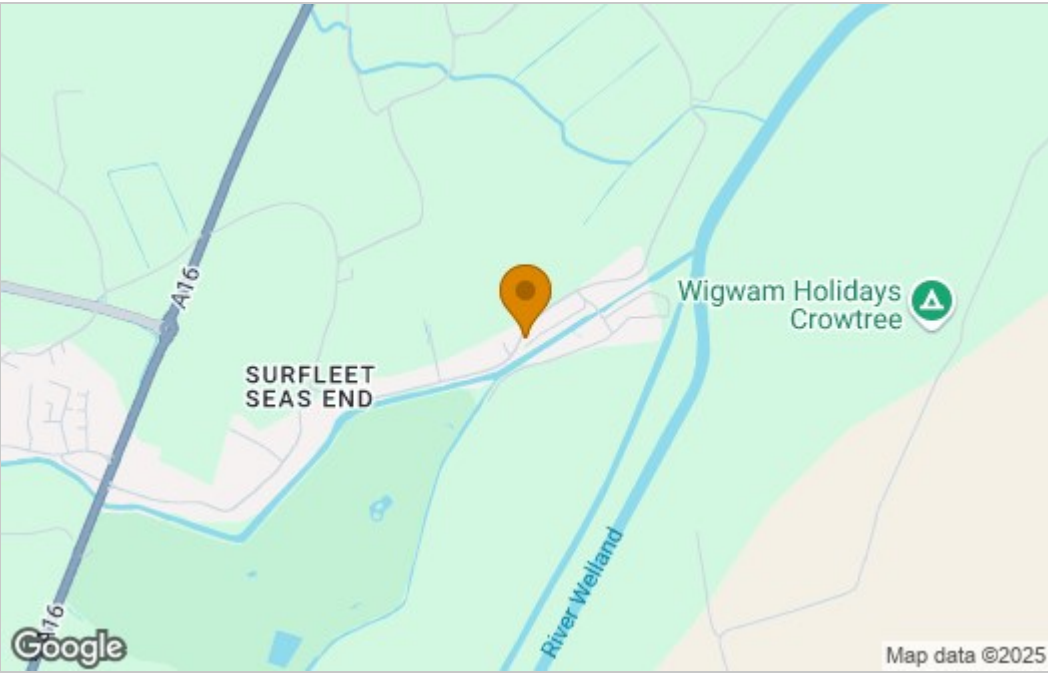


Floor Plan

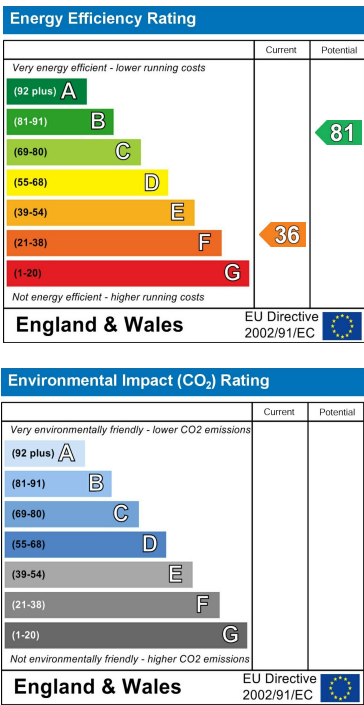


Total area: approx. 76.9 sq. metres (827.6 sq. feet)

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

