



## 90 Seas End Road, Surfleet, PE11 4DQ

**£375,000**

- Recently re-furbished throughout
- Stunning open plan kitchen diner living space
- Three further receptions rooms
- Popular village location within minutes of the river and golf course
- Stunning finish throughout
- High specification bathroom finishes
- Great flowing property
- Four double bedrooms
- Detached family home
- Highly recommend viewing to be appreciated

Recently renovated to an exceptional standard, this stunning property has been completely transformed into the perfect family home. Every detail has been thoughtfully designed, with high-spec finishes throughout.

At the heart of the home is the impressive open-plan kitchen, complete with a central island – a true showpiece and the ideal space for both family life and entertaining. Three additional reception rooms offer flexible living space, giving the house room to grow with your family's needs.

Upstairs, the generous proportions continue with four double bedrooms and two beautifully finished bathrooms, styled to the same high standard as the rest of the property.

This home is more than just a refurbishment – it's a full reinvention. The photos don't capture its true feel, so an early viewing is highly recommended.

### Storm Porch



Handy covered area before entering the property

### Entrance Hall



Composite glazed door to front with glazed side panels. Radiator. Mat well built into tiled flooring. Under stairs storage area. Stairs to first floor landing.

### Lounge



UPVC double glazed window to front. Oak laminate flooring. Radiator. Brick fireplace with wooden mantle, tiled hearth and open grate.

### Open Plan Kitchen Diner



UPVC double glazed window to both sides. Breakfast bar with built in storage. Tiled flooring. Vertical radiators. Fitted with a wide range of base,

eye level and drawer units with central island and work surfaces over. Sink inset with mixer tap. Tiled splashbacks. Integrated dishwasher. Space for American fridge freezer. Integrated Induction hob with splashbacks and canopy extractor hood over. Integrated eye level oven and hob 2 double fan assisted electric ovens.

### Dining area

Versatile area that is currently being used as the dining area. Floor continuing from kitchen with bi-folding doors leading onto patio area

### Playroom



UPVC double glazed French doors to rear. Radiator. Tiled flooring.

### Utility Room



UPVC double glazed window to side. Base units with worktops over. Extractor fan. Tiled flooring. Radiator. Integrated washing machine. Integrated tumble dryer.

### Cloakroom



Extractor fan. Tiled flooring. Part tiled walls. Fitted with a two piece suite comprising toilet and wash hand basin with mixer tap fitted into vanity unit. Stainless steel heated towel rail.

### Study



UPVC double glazed window to front. Electric consumer unit board. Tiled flooring.

### First Floor Landing



UPVC double glazed window to front. Access to loft space. Radiator. Airing cupboard housing hot water cylinder with slatted shelving.

### Bedroom 2



UPVC double glazed window to front. Radiator. Carpeted.

### Bedroom 1



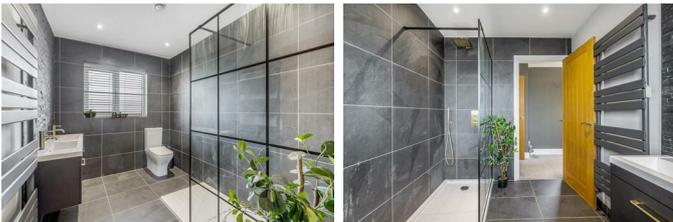
UPVC double glazed window to rear and side. Radiator. 2 fitted drawer units, shelving with inset spot lighting.

### Bedroom 3



UPVC double glazed window to rear. Radiator. Carpeted.

### En-suite



UPVC double glazed window to side. Extractor fan. Tiled flooring. Heated towel rail. Tiled walls. Toilet. 'His and hers' wash hand basins with mixer taps fitted into vanity units. Walk-in shower enclosure with screen and fitted thermostatic shower with rainfall shower head and further attachment tap.

### Bedroom 4



UPVC double glazed window to front. Radiator. Carpeted.

### Bathroom



UPVC double glazed window to side. Extractor fan. Part tiled walls. Tiled flooring. Stainless steel heated towel rail. Toilet. Wash hand basin with mixer tap fitted into vanity unit. Corner egg shaped corner bath with fitted mixer tap. Fully tiled shower enclosure with rainfall shower head and further attachment tap.

### Outside



The front of the property has a gravelled driveway providing multiple off-road parking for vehicles. Block paved edging. Side access gate leading into the rear garden.

The rear garden is enclosed by timber fencing. Extensive flagstone slate effect patio area that wraps around the property. Lawn area. Oil tank. Outside lighting.

### Property Postcode

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

### River Glen

The River Glen in Surfleet, Lincolnshire, is a charming and serene waterway that enhances the natural beauty of the local landscape. It provides recreational opportunities, supports wildlife, and offers a picturesque setting for residents and visitors to enjoy the tranquil waters and lush countryside that define this region of Lincolnshire.

### Spalding Golf Course

Discover Spalding Golf Club, one of Lincolnshires finest courses. This parkland, 18 hole Championship venue provides a great test of golf.

With it's 12 bay floodlit driving range, short game practice area and newly launched Academy Course, Spalding Golf Club is the perfect venue for your next visit.

### 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: Eon  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Oil 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  
 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: E44

**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**

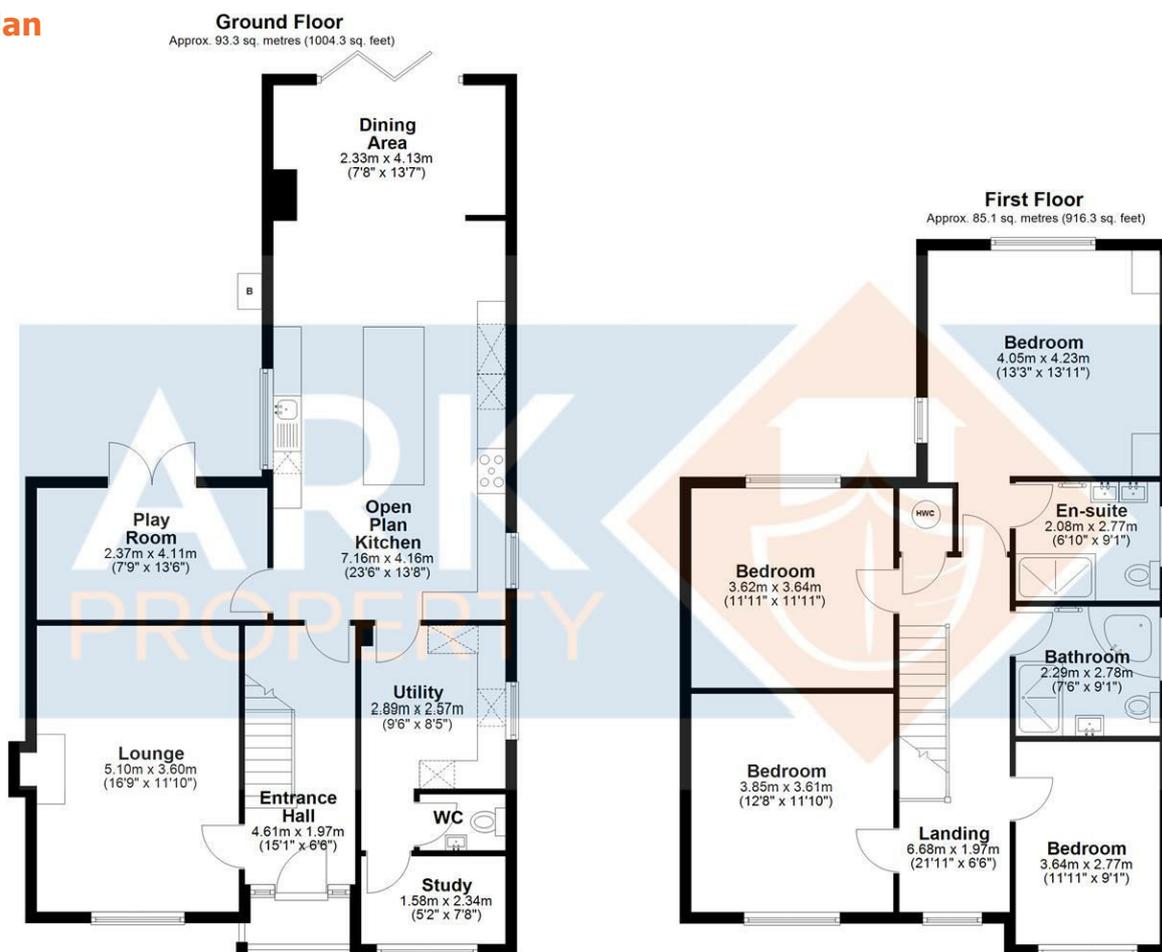
We can also offer full Financial and Solicitor services.

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.

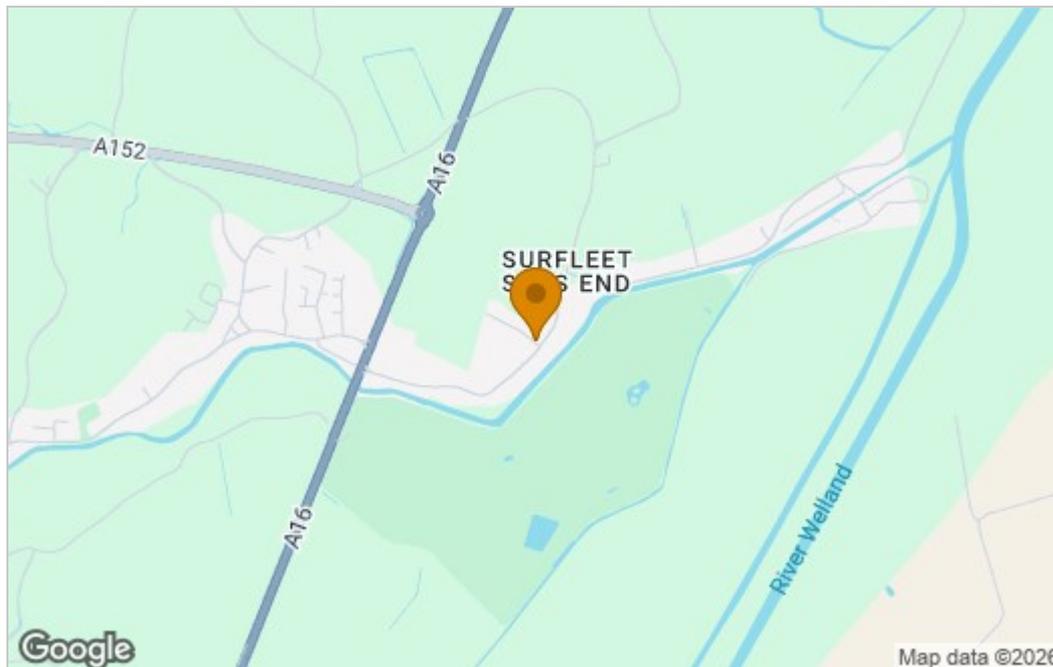
## Floor Plan



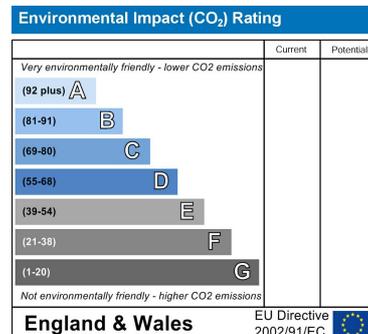
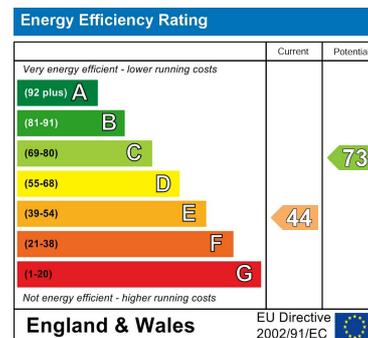
Total area: approx. 178.4 sq. metres (1920.6 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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