ARK PROPERTY

45 Seas End Road, Surfleet, PE11 4DQ

£385,000

- River views to rear
- Extended to rear
- In need of modernising throughout
- Rare opportunity
- Backing onto golf course
- Detached bungalow
- Ample off road parking leading to single garage
- Spacious flowing layout
- No forward chain
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Rarely Available Three Bedroom Extended Bungalow in a Prime Riverside Location

Properties like this don't come to the market very often, don't miss this wonderful opportunity to acquire an extended three bedroom bungalow located in a highly sought after riverside position, with lovely views overlooking the golf course. Internally the property offers three bedrooms, a family bathroom, and a well proportioned kitchen/breakfast room alongside a formal dining room. To the rear, the home has been thoughtfully extended to create a spacious, light filled lounge diner that enjoys beautiful views across the garden. Properties in this desirable riverside location don't hang around long, so we strongly recommend booking your viewing without delay to avoid missing out!

Entrance Porch

Sliding patio entrance doors to side. Sliding doors leading to entrance hall.

Entrance Hall

Doors leading to kitchen, dining room, bedrooms and bathroom.

Lounge 16'7" x 24'10" (5.07m x 7.57m)

Window to to rear. Sliding patio doors to rear. Feature fireplace with surround.

Kitchen 19'10" x 11'10" (6.05m x 3.62m)

Window and door to side. Matching base and eye units with work surfaces over. Space for fridge and freezer. Electric hob with extractor fan. Built in oven. Space and plumbing for dishwasher/washing machine.

Dining Room 17'8" x 11'1" (5.41m x 3.39m)

Window to side. Feature fireplace with surround. Radiator.

Reception Room 20'0" x 19'9" (6.11m x 6.03m)

Window and door to front. Built in storage cupboard.

Cloakroom

Toilet. Wash hand basin.

Bedroom 1 10'8" x 12'7" (3.27m x 3.84m)

Bay window to front. Radiator. Built in wardrobes.

Bedroom 2 7'10" x 12'7" (2.41m x 3.84m)

Window to side. Built in bedroom furniture. Radiator.

Bedroom 3 8'7" x 11'11" (2.62m x 3.64m)

Bay window to front. Radiator.

Bathroom 8'4" x 8'4" (2.56m x 2.55m)

Window to side. Bath. Shower cubicle. Wash hand basin set in vanity unit. Toilet. Fully tiled walls. Radiator.

Outside

The front of the property has a driveway leading to the garage. Established trees and bushes.
The rear garden is enclosed by timber fencing and hedging. Established trees and bushes.

Garage 14'9" x 31'0" (4.51m x 9.46m)

Up and over vehicular door to front. Pedestrian door to rear.

Property Postcode

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

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: No
Property construction: Brick built
Electricity supply: Not known
Solar Panels: No
Other electricity sources: Not known
Water supply: Not known
Sewerage: Not known
Heating: Not known
Heating features: Not known
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: Not known
Restrictions: Not known
Public right of way: Not known
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: Not known
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: Not known
Coalfield or mining area: Not known
Energy Performance rating:E49

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.

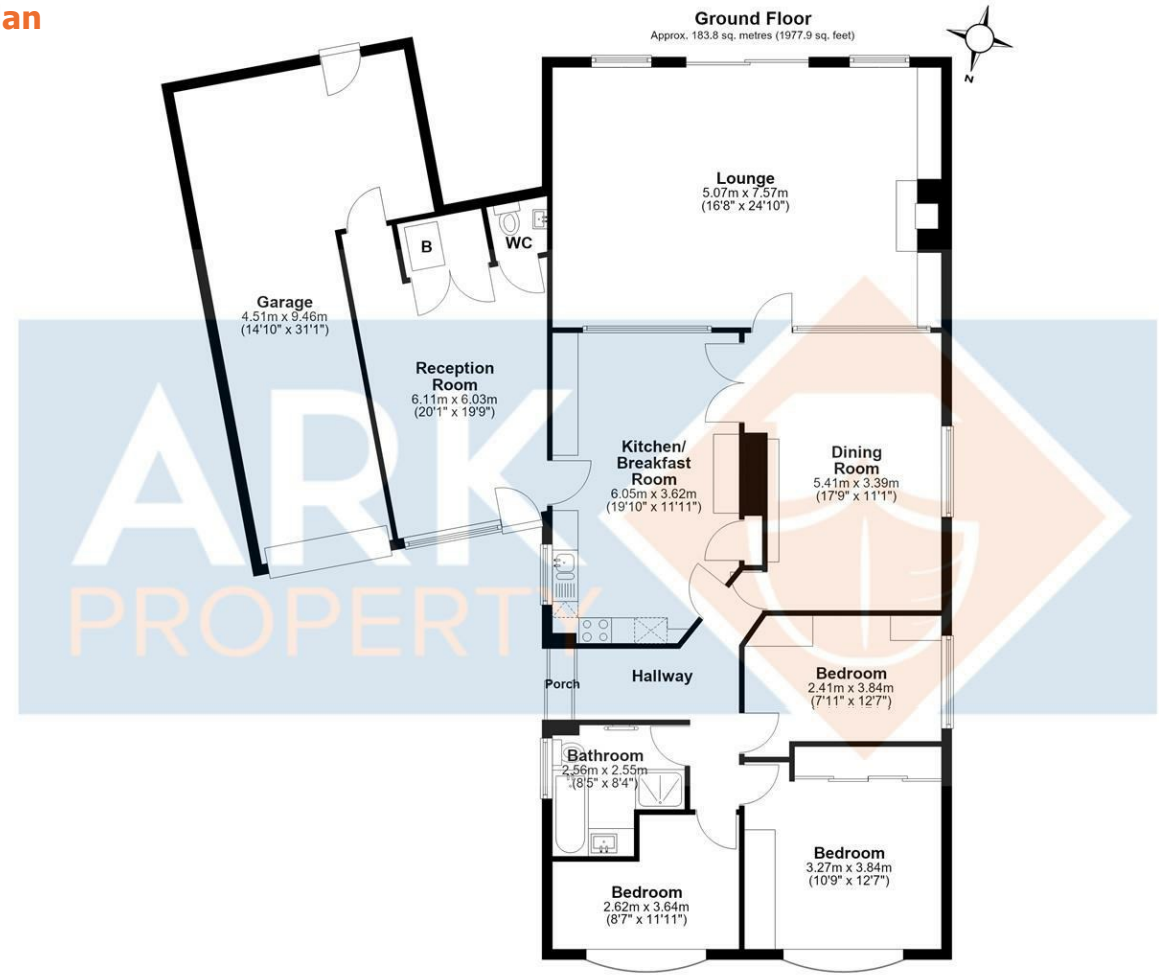
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

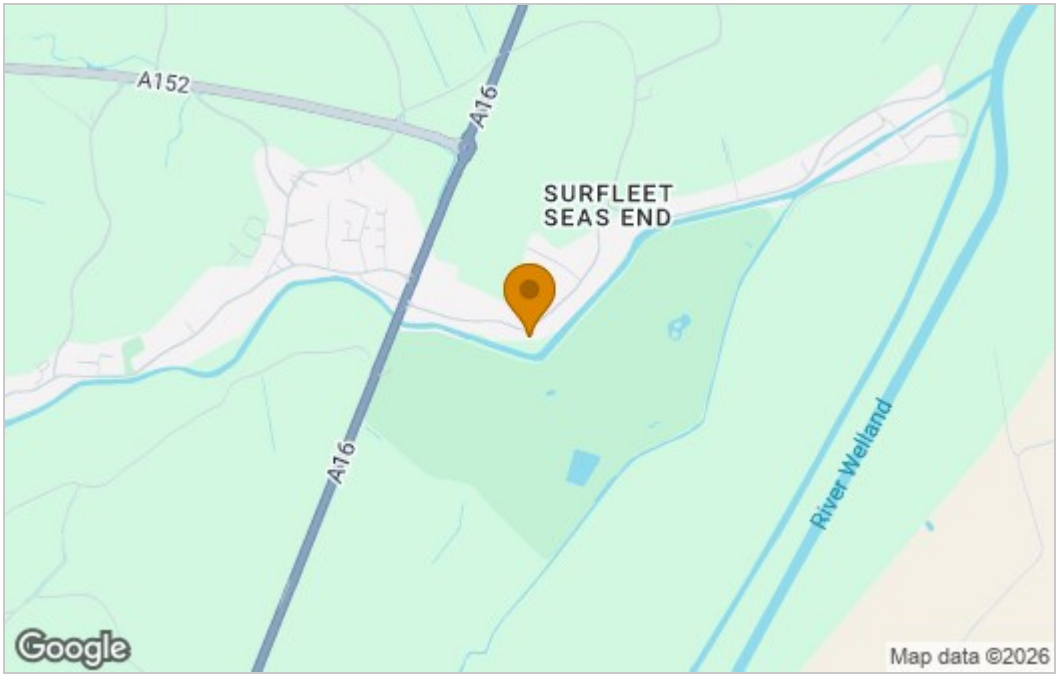
Floor Plan



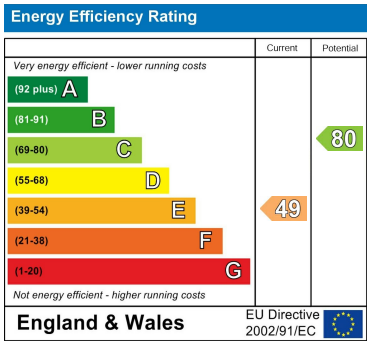
Total area: approx. 183.8 sq. metres (1977.9 sq. feet)

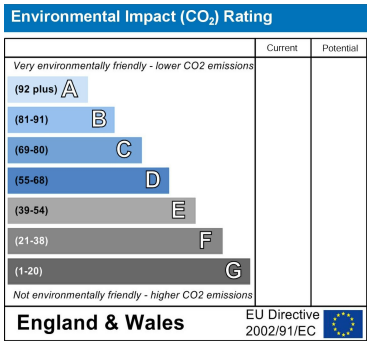
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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