



## Newlands Lodge Newlands Road, Surfleet, PE11 4DT

**£255,000**

Situated just outside the village of Surfleet, new to market is this three bedroom detached bungalow. Benefiting from off road parking with a single garage on 0.2 acre plot. The property comprises of entrance porch and hall, living room, kitchen, sun room, bedroom one with ensuite, two further bedrooms and bathroom. To the front of the property are two driveways, one leading to single garage giving generous off road parking. There is a front garden that could be re landscaped as garden, hard standing or extra parking. The rear garden is enclosed by shrubs, trees and fencing and has raised beds, greenhouse areas, fruit trees and chicken coop.

**Entrance Hall 6'2" x 5'1" (1.89 x 1.55)**



PVCu double glazed entrance door. Radiator. Opening to.

**Living room 15'9" x 11'3" (4.82 x 3.45)**



PVCu double glazed window to front. Electric fireplace. Radiator.

**Kitchen 11'3" x 9'6" (3.44 x 2.92)**



PVCu double glazed window to rear. PVCu glazed door and sidelights to sun room. Fitted with a range of wooden base and eye level units with worktop space. Space for electric cooker, washing machine and plumbing for dishwasher. Floor mounted oil central heating boiler. Peninsula with worktop space and storage under. Double stainless steel sink with drainer.

**Sun Room 10'11" x 8'7" (3.34 x 2.63)**



PVCu double glazed door to rear and PVCu double glazed windows to rear and side. Tiled floor.

**Bedroom One 12'0" x 11'3" (3.67 x 3.45 )**



PVCu double glazed window to rear. Radiator. Fitted with full height wardrobes.

**Bedroom Two 12'5" x 10'0" (3.81 x 3.05)**



PVCu double glazed window to front. Radiator.

### Bedroom Three 10'7" x 8'3" (3.25 x 2.53 )



PVCu double glazed window to front. Radiator. Built in wardrobes and sliding door to:

### En-Suite 5'9" x 5'1" (1.77 x 1.55 )



PVCu double glazed window to side. Fitted with shower cubicle, basin and toilet. Radiator. Shaving point. Tiled floor and full height tiling to all walls.

### Bathroom



PVCu double glazed window to rear. Fitted with a four piece suite comprising panel bath, separate shower cubicle, close coupled toilet and wash hand basin. Radiator. Tiled floor and full height tiling to all walls.

### Outside



To the front of the property are two driveways, one leading to single garage giving generous off road parking. There is a front garden that could be re landscaped as garden, hard standing or extra parking.

The rear garden is enclosed by shrubs, trees and fencing and is has raised beds, greenhouse areas, fruit trees and chicken coop.

### Property Postcode



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

### Additional Information



Freehold with vacant possession on completion.

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

## Viewing



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.



## Offers 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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 your funds from your solicitor.

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.

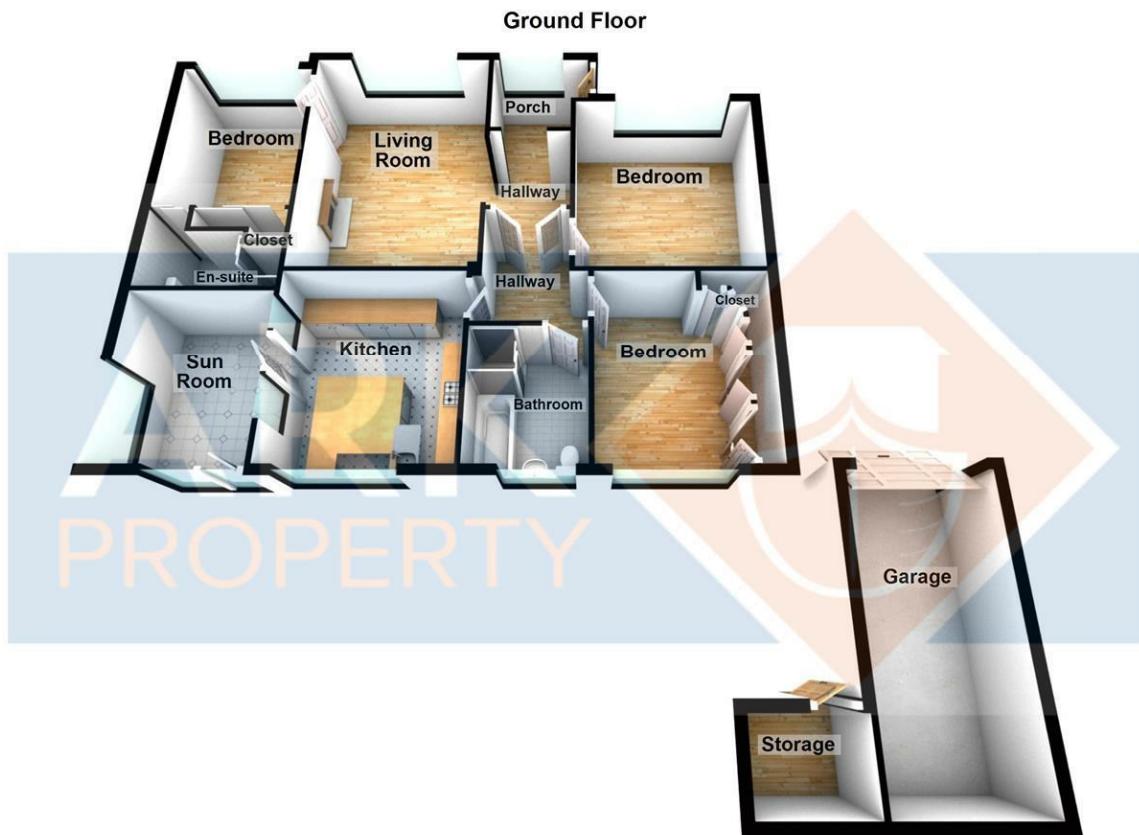
## Ark Property Centre

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.

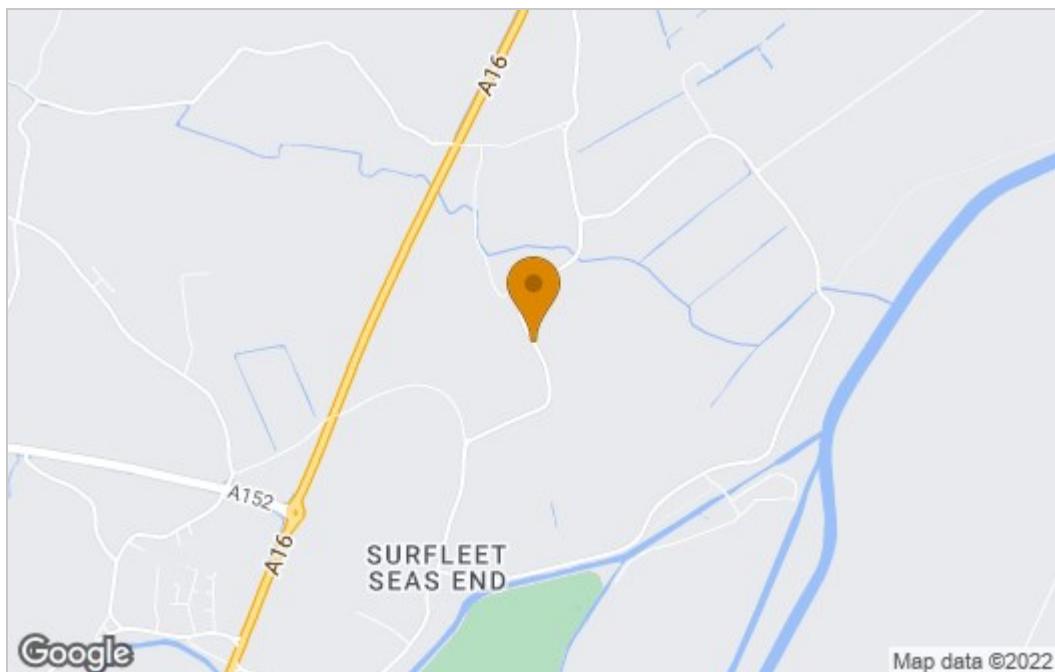
## Disclaimer

## Floor Plan

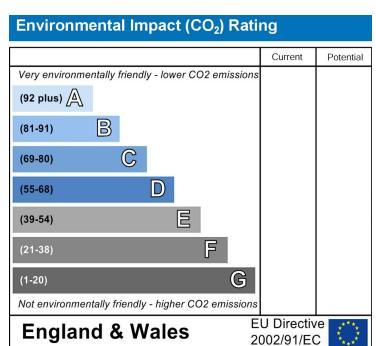
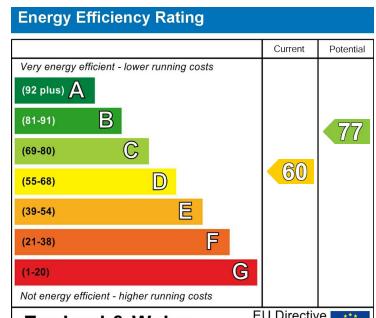


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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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