

## **8 Glen Gardens, Surfleet, PE11 4EB**

**Offers In Excess Of £260,000**

- Fantastic plot with room for a motorhome
- Popular village location
- Two / three bedroom detached bungalow
- Well presented throughout
- Within walking distance of local shop and bus route
- Lovely landscaped rear garden
- Modern design kitchen
- Must view to be appreciated

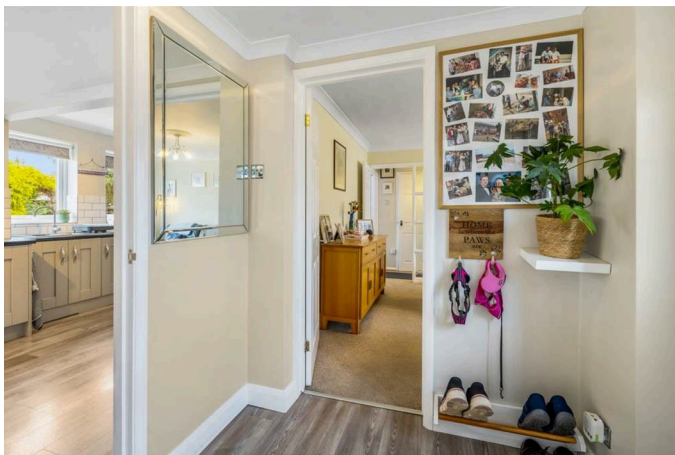
Situated in the popular village of Surfleet, just a short distance from Spalding Golf Club, this beautifully presented two/three-bedroom bungalow offers both space and style.

Set on a fantastic plot, the property provides ample room to the side, ideal for parking a motorhome, while the landscaped rear garden is perfect for relaxing and entertaining.

Inside, the bungalow has a welcoming feel with a well-designed, flowing layout that makes it both practical and inviting. With flexible accommodation to suit a variety of needs, this home is ready to move straight into.

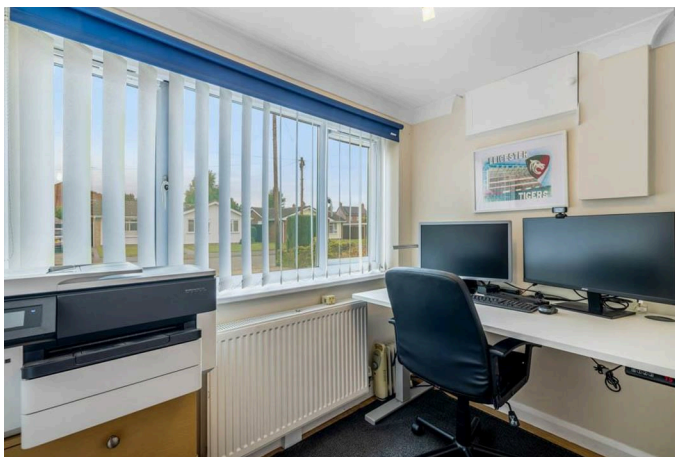
Don't miss out, book your viewing today!

**Entrance Hall 5'8" x 5'4" (1.74m x 1.65m)**



UPVC door to front with glazed side panel. Wood effect flooring.

**Study/Bedroom 3 7'7" x 7'11" (2.32m x 2.43m)**



UPVC window to front. Radiator. Wood effect flooring.

**Kitchen 10'7" x 13'10" (3.24m x 4.23m)**



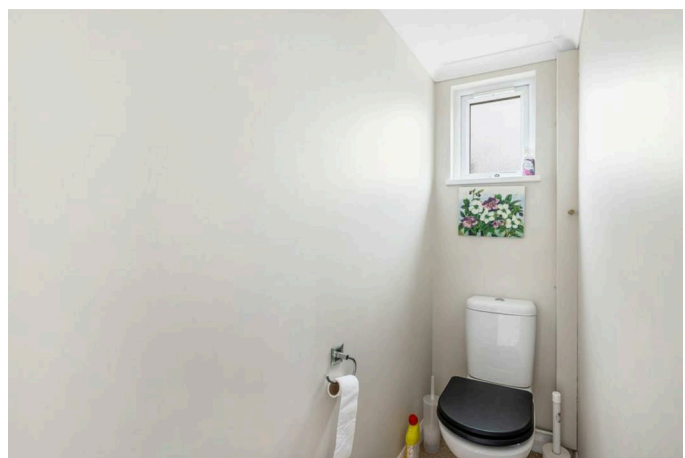
Three UPVC windows to rear. Matching wall and base units with worktops over. Composite sink drainer and mixer tap over. Tiled splash backs. Five ring gas hob with extractor hood over. Built in eye level oven and grill. Space for tall fridge/freezer. Integrated slimline dishwasher. Vertical radiator. Wood effect flooring. Boiler.

**Dining Area 6'3" x 8'0" (1.91m x 2.44m)**



UPVC French doors to rear with glazed side panels. Wood effect flooring.

**Cloakroom**



UPVC window to side. Toilet. Vinyl flooring.

**Lounge 16'7" x 11'1" (5.06m x 3.40m)**

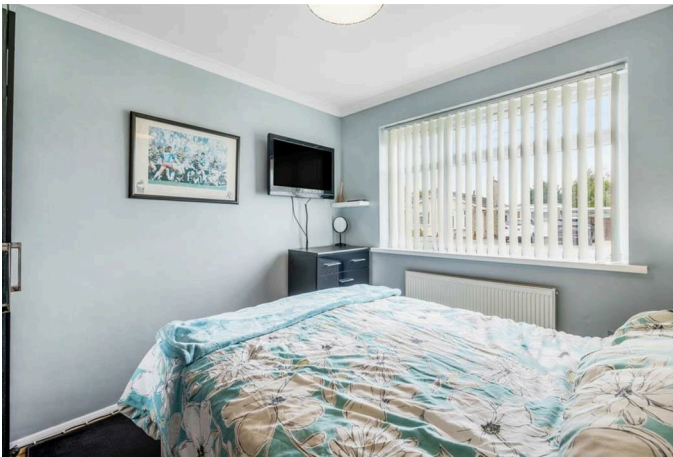


UPVC window to front. Radiator. Gas fire with wooden mantle. Carpeted.

**Lobby**

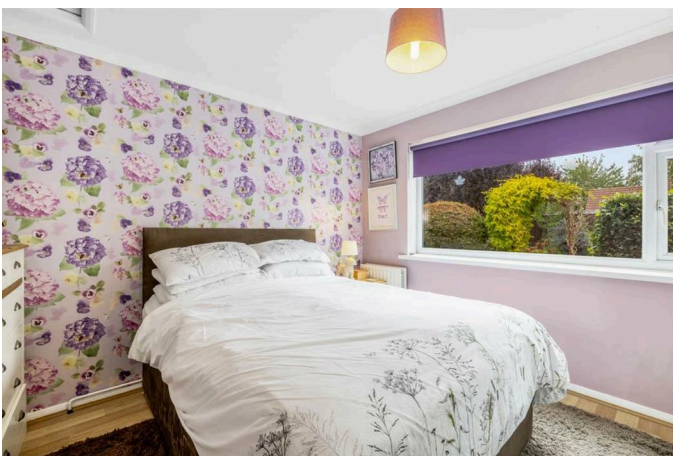
Wood effect flooring. Airing cupboard housing the boiler and shelving.

**Bedroom 1 9'10" x 8'11" (3.02m x 2.73m)**



UPVC window to front. Radiator. Wood effect flooring.

**Bedroom 2 10'8" x 12'0" (into cupboard) (3.26m x 3.67m (into cupboard))**



UPVC window to rear. Radiator. Wood effect flooring. Sliding door built in wardrobes with hanging rails and shelving.

**Bathroom 7'4" x 5'4" (2.24m x 1.64m)**



UPVC window to side. Bath with electric shower over, access door to the side and a rise and low seat. Wash hand basin. Toilet. Fully tiled walls. Heated towel rail.

**Outside**



The front of the property has a concrete driveway and gravel area giving off road parking for multiple vehicles. Lawn area to the front. Gated access to the rear garden.

The rear garden is enclosed by timber fencing. Gravel area. Lawn area. Extended patio area. Established trees and bushes. Established shrub borders. Shed/workshop. Summer house on raised decking.

**Property Postcode**

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

**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: 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  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water - low. Rivers and the sea - low. 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: D67

### 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.

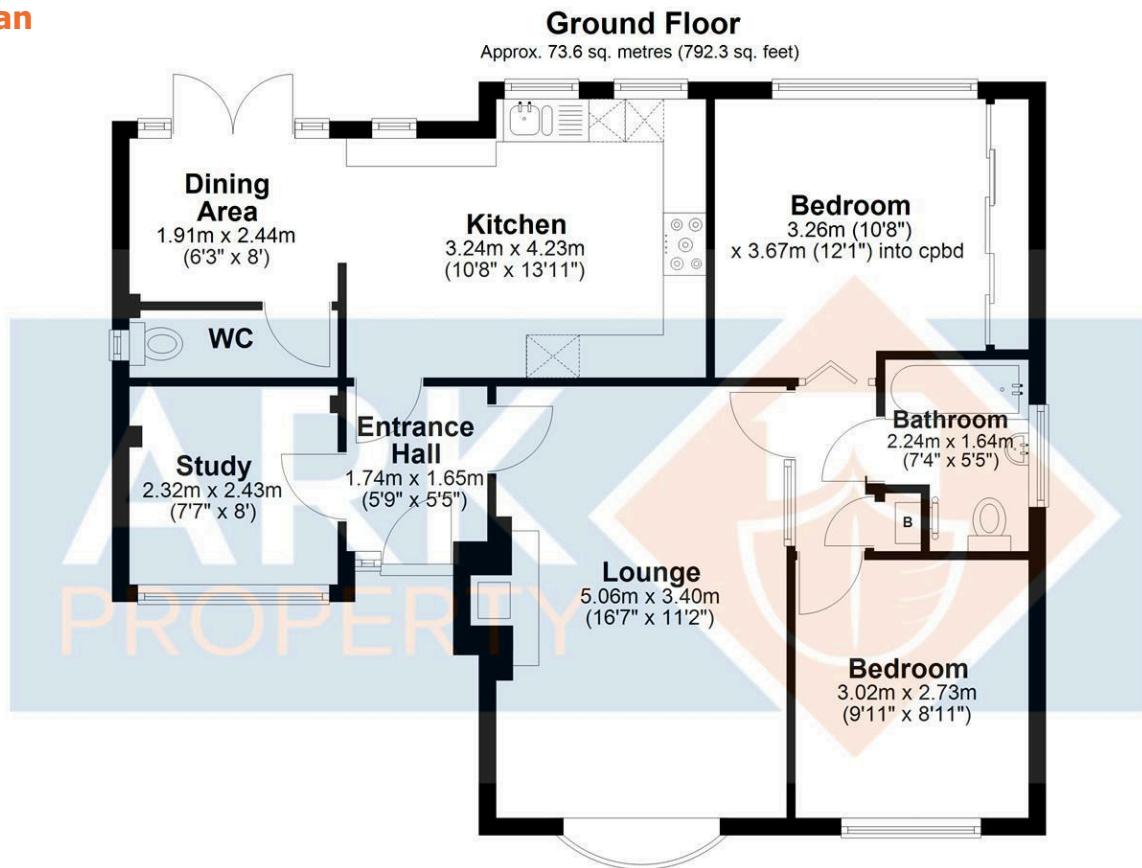
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

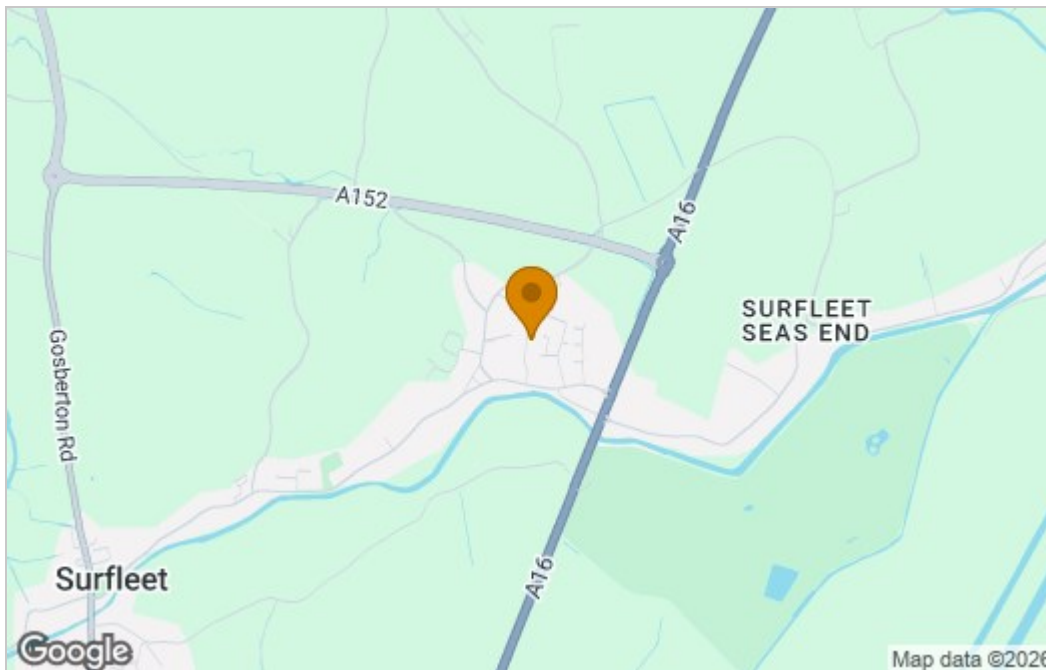


Total area: approx. 73.6 sq. metres (792.3 sq. feet)

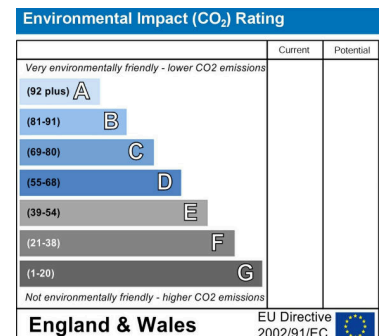
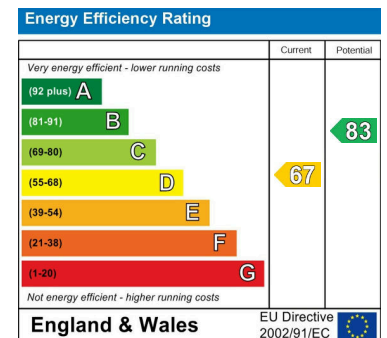
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form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

Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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