



## 25 Kingfisher Drive, Surfleet, PE11 4BU

**£425,000**

- Double Garage and Single with Workshop
- Great flowing layout
- Well proportioned rooms
- Fantastic size plot
- Overlooking green area to front
- Private road leading to driveway
- Beautifully presented throughout
- Located at the bottom of the estate
- Executive detached bungalow
- Must view to appreciate the bungalow and plot

Certainly one bungalow that stands out from the rest for both its internal space and generous plot. Located in the popular village of Surfleet, this beautifully presented bungalow sits at the bottom of a small estate, accessed via a private drive and enjoying open aspects to the front.

On arrival, you are greeted by a large double garage, along with a second double garage, half of which has been converted into a useful workshop. The overall plot offers exceptional potential, as highlighted in the aerial photographs, and the quality of presentation continues seamlessly from outside to inside.

Internally, the bungalow offers a well-balanced and flowing layout, with the bedrooms positioned to one side and the living accommodation to the other. Early viewing is highly recommended, book yours today.

#### **Entrance Porch 3'11" x 7'10" (1.21m x 2.40m)**

PVC construction. Door to front with glazed side panels. Tiled flooring.

#### **Entrance Hall 12'3" x 8'2" (3.75m x 2.49m)**



Glazed door and PVC double glazed window to front. Radiator. Carpeted. Airing cupboard housing hot water cylinder and shelving. Loft access.

#### **Lounge 13'5" x 16'3" (4.10m x 4.97m)**



UPVC bay window to front. Feature fireplace with real flame effect. Two radiators. Carpeted. Double doors leading to dining room.

#### **Dining Room 10'10" x 10'10" (3.32m x 3.31m)**



Carpeted. Radiator. Sliding patio doors leading to conservatory.

#### **Sun Room 11'9" x 11'4" (3.60m x 3.47m)**



Of brick and UPVC construction. French doors leading to the patio area. Insulated cladded roof. Electric heater. Carpeted.

**Kitchen/Breakfast Room 11'10" x 9'10"**  
(3.62m x 3.00m)



UPVC window to rear. Matching range of base and eye level units with marble effect work surfaces over. Inset sink unit with drainer and mixer tap. Neff built in eye level oven and grill. Bosch integrated induction hob with extractor hood over. Tiled splash back. Built in Neff microwave. Integrated dishwasher. Built in fridge and freezer. Pull out larder. Radiator. Tiled flooring.

**Utility Room 5'2" x 7'5"** (1.60m x 2.27m)



UPVC door with glazed side panel to side. Radiator. Tiled flooring. Matching base and eye level units with work surface over. Composite sink drainer with mixer tap. Space and plumbing for washing machine. Space for tumble dryer.

**Bedroom 1 10'10" x 12'2"** (3.32m x 3.73m)



UPVC window to front. Radiator. Carpeted. Built in storage cupboard. Built in wardrobes and bedside tables.

**En-suite 10'9" x 3'8"** (3.30m x 1.14m)



UPVC window to side. Wall mounted heated towel rail. Tiled flooring. Fully tiled walls. Walk in double shower with rainfall head and separate shower attachment over. Wash hand basin set in vanity unit. Concealed cistern toilet. Extractor fan.

**Bedroom 2 11'10" x 10'9" (3.62m x 3.30m)**



UPVC window to rear. Radiator. Carpeted. Built in wardrobes.

**Bedroom 3 11'10" x 8'11" (3.62m x 2.73m)**



UPVC window to rear. Radiator. Carpeted. Built in wardrobes.

**Bathroom 6'8" x 10'10" (2.05m x 3.31m)**



UPVC window to side. Wall mounted heated towel rail. Tiled flooring. Fully tiled walls. P shaped bath with separate shower attachment over. Glass shower screen. Wash hand basin and concealed cistern toilet set in vanity unit. Extractor fan. Extractor fan.

**Outside**



To the front of the property there is a private block paved driveway leading to the garages. Concrete slab area ideal for storage. Allotment area enclosed by hedging.

The side of the property has pedestrian access doors to the garage. Enclosed by hedging. Timber shed. Greenhouse. Lawn area. Pathway leading to the rear garden.

The rear garden is enclosed by timber fencing and hedging. Lawn area. Patio seating area.

**Double Garage 17'7" x 17'2" (5.38m x 5.25m)**

Up and over vehicular doors to front. Pedestrian door to side. Boiler. Power and light connected.

**Single Garage/Workshop 18'10" x 16'4" (5.76m x 4.98m)**

Up and over vehicular door to front. UPVC door to side. Window to front. Power and light connected.

**Property Postcode**

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

**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.

**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: E

Annual charge: No

Property construction: Brick built

Electricity supply: Ovo

Solar Panels: 12 panels, owned by the property. 11.4Kw two batteries.

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 Unlikely 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 Variable over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Private driveway, Triple Garage and Workshop

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: C72

**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

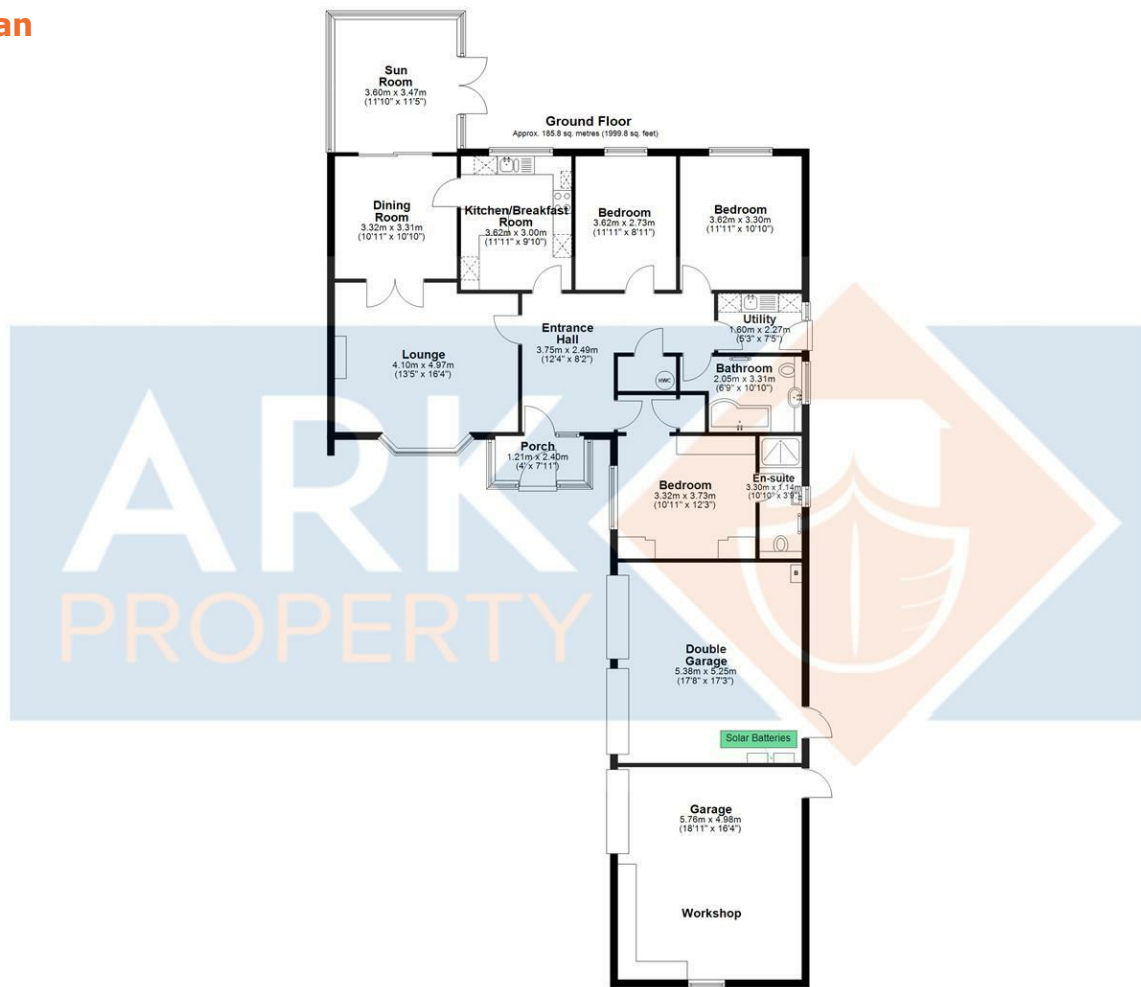
We can also offer full Financial and Solicitor services.

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.

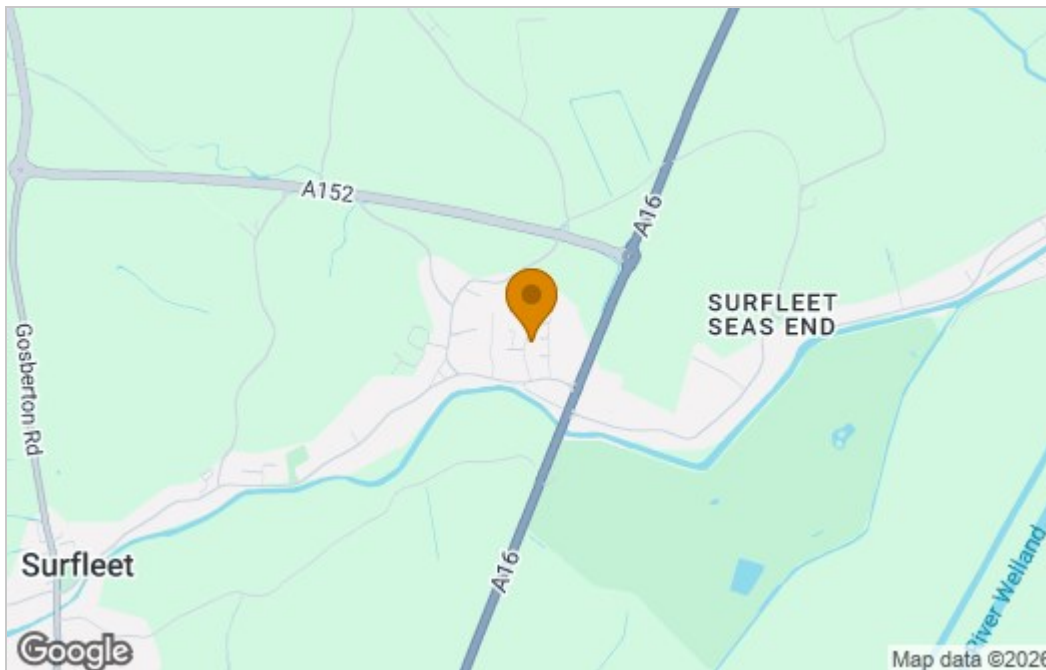
## Floor Plan



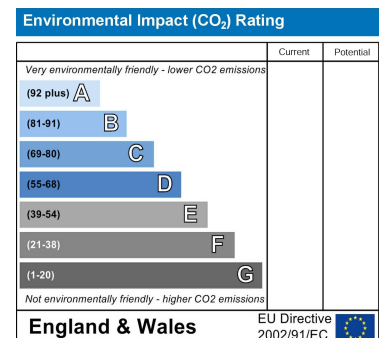
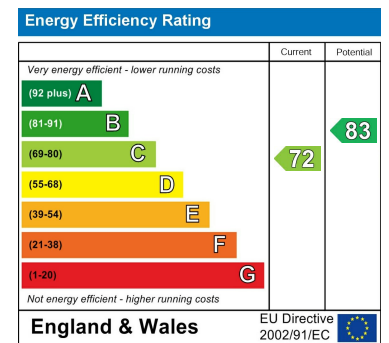
Total area: approx. 185.8 sq. metres (1999.8 sq. feet)

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 of any contract. Plan produced using Planity.

## Area Map



## Energy Efficiency Graph



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