

## 21 Stockhouse Lane, Surfleet, PE11 4AR

**£240,000**

- Non-standard construction (timber frame)
- Great size plot (just under ¼ acre STS)
- Ample parking behind gates to front
- Well presented throughout
- Great flowing layout
- Three bedrooms
- Conservatory overlooking garden
- Wrap around plot
- Popular village setting
- Must view to really appreciate the property

**Charming Non-Standard Bungalow in the Heart of Surfleet**

Situated in the heart of the sought-after village of Surfleet, this unique non-standard bungalow enjoys an enviable position just a short walk from the church and river, all set on a generous and attractive plot. Accessed via private gates, the property boasts a substantial frontage, offering a fantastic blank canvas for landscaping or further enhancement, with the bungalow sitting neatly within its surroundings. Inside, the home is well presented throughout, featuring a beautifully flowing layout and spacious, well-proportioned rooms, perfect for comfortable living.

Interested in seeing more? Get in touch today to arrange your viewing!

**Entrance Hall 4'6" x 13'3" (1.39m x 4.06m)**



UPVC door to front. Doors to lounge, bedrooms and shower room.

**Lounge 15'0" x 10'2" (4.59m x 3.12m)**



UPVC window to front and windows to side. Feature fireplace. Radiator. Pine wood floorboards.

**Dining Room 8'10" x 10'2" (2.70m x 3.10m)**



Window to side. Radiator. Pine wood floorboards.

**Kitchen 12'0" x 11'2" (3.68m x 3.41m)**



UPVC window to rear and side. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash backs. Space for cooker. Space for fridge/freezer. Space and plumbing for dishwasher. Space and plumbing for washing machine. Radiator. Vinyl flooring.

**Conservatory 9'10" x 11'6" (3.00m x 3.51m)**



Of brick and UPVC construction. Door to garden. Radiator. Vinyl flooring.

**Bedroom 1 11'8" x 10'2" (3.57m x 3.10m)**



UPVC window to front. Radiator.

**Bedroom 2 9'8" x 10'3" (2.96m x 3.13m)**



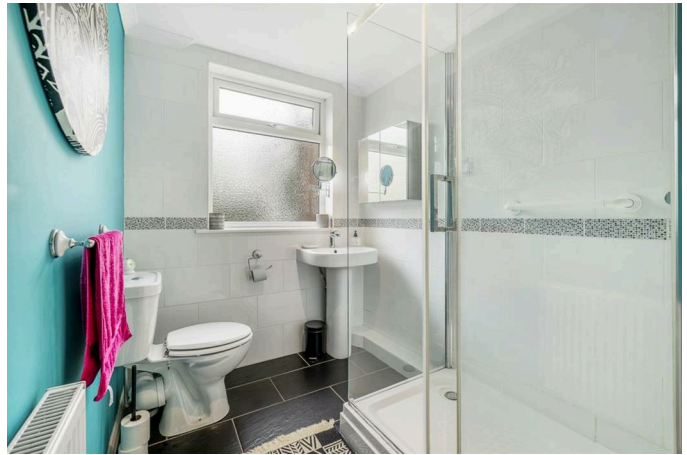
UPVC window to rear. Radiator.

**Bedroom 3 6'5" x 7'1" (1.98m x 2.17m)**



UPVC window to rear. Radiator.

**Shower Room 5'10" x 9'1" (1.79m x 2.79m)**



UPVC window to rear. Shower cubicle. Wash hand basin. Toilet. Built in storage cupboard housing hot water cylinder. Radiator. Partially tiled walls. Tiled flooring.

**Outside**



The front of the property is approached by a gravel driveway providing off road parking for several vehicles. Lawn area.

The rear garden is enclosed by timber fencing and hedging. Lawn area with shrub and hedge borders.

**Property Postcode**

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

**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: A

Annual charge: No

Property construction: Wood and brick construction

Electricity supply: British Gas

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 Unlikely over Voice and Data. Three is Variable over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Variable over Voice and Data. Three is Unlikely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: Asbestos on exterior shed.

At risk wooden decking for external structures

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: E53

### 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

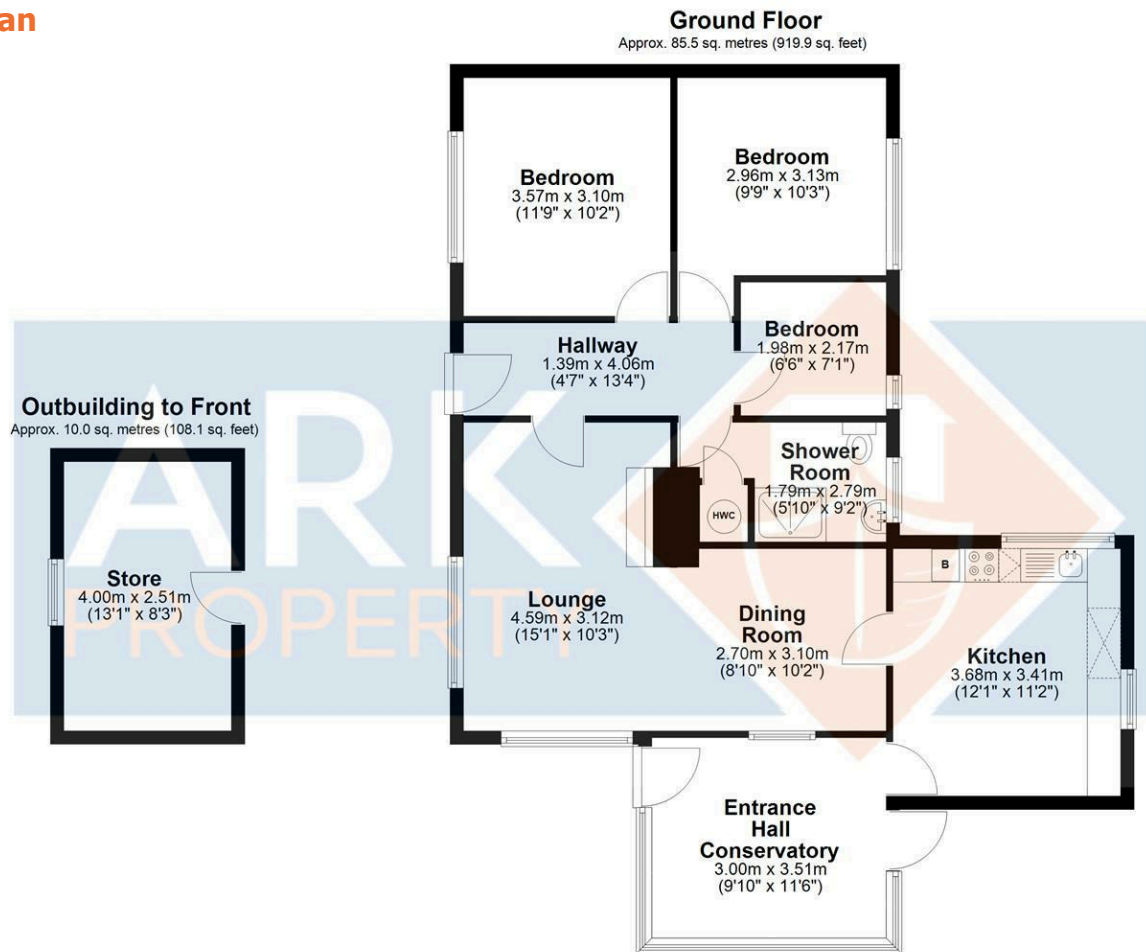
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statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





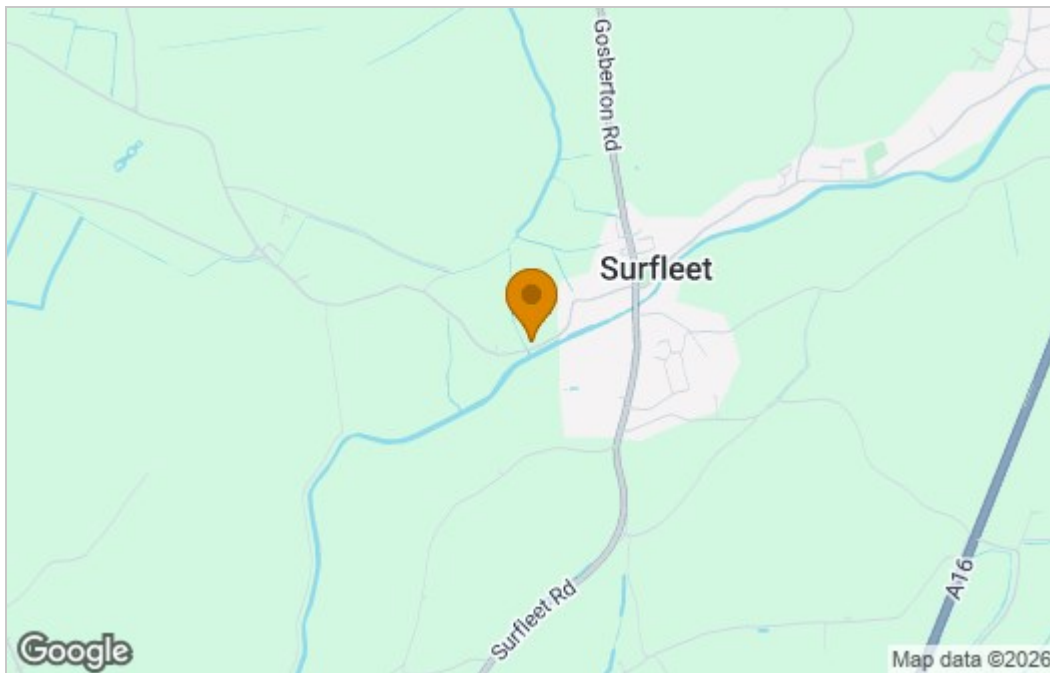
## Floor Plan



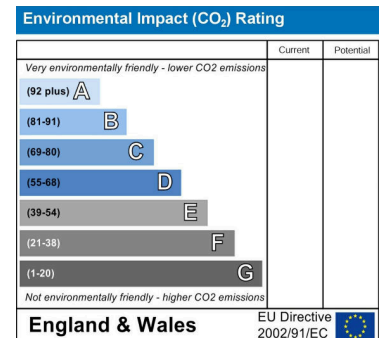
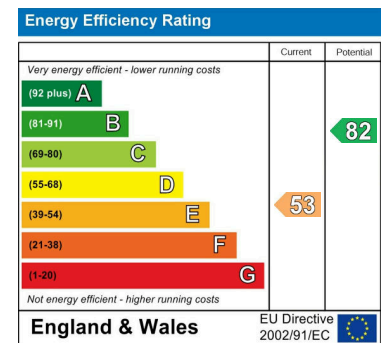
Total area: approx. 95.5 sq. metres (1027.9 sq. feet)

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

## Area Map



## Energy Efficiency Graph



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