



**45 Station Road, Surfleet, PE11 4DB**

**£450,000**

- Riverside property
- Private mooring to rear
- River and countryside views
- Landscaped rear garden
- Stunning property with real kerb appeal
- Three reception areas
- Spacious flowing layout
- Oversized garage
- Popular location in Surfleet
- Must view to really appreciate the stunning views

Riverside properties rarely come to the market—especially those with their own private mooring.

You can always change the inside of a house, but you can never change its location, and this exceptional home enjoys one of the most enviable settings around. Situated on Station Road in Surfleet, this attractive detached home boasts fantastic kerb appeal, with ample off-road parking leading to an oversized garage.

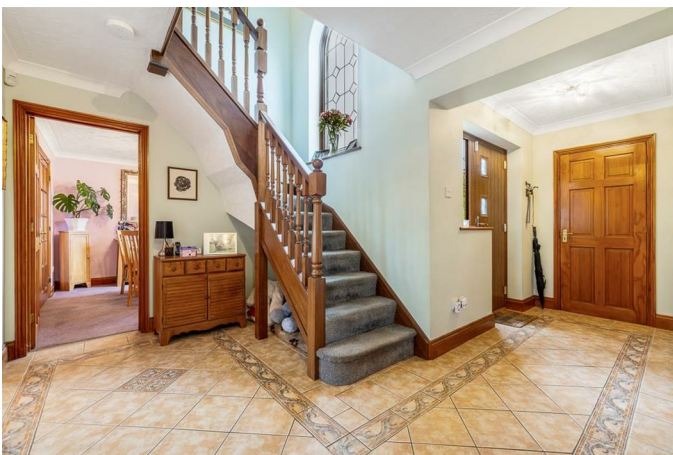
Step inside and you'll find a spacious, well-designed layout that's perfect for family living. The generous living areas provide plenty of room to relax and entertain, while upstairs offers four excellent-sized bedrooms and two bathrooms.

To the rear, the property truly comes into its own, enjoying breathtaking views across open countryside and the river. Whether you're watching the wildlife, launching a boat from your own private mooring, or simply soaking up the peaceful surroundings, this is a home that offers something truly special.

Properties like this are few and far between. You're not just buying a house—you're investing in a lifestyle.

Come and experience it for yourself. Book your viewing today.

### Entrance Hall 8'5" x 11'5" (2.58m x 3.50m)



Door and window to side. Radiator. Stairs to first floor landing. Built in storage cupboard.

### Cloakroom



Toilet. Wash hand basin.

### Utility Room 10'2" x 9'1" (3.1 x 2.79)



Door and window to side. Base and eye level units with work surfaces over. Space and plumbing for washing machine and tumble dryer. Sink unit with drainer and mixer tap. Tiled splash back. Radiator.

**Lounge 12'11" x 16'3" (3.96m x 4.96m)**



Windows to side. French doors with glazed side panels to rear. Doors opening to dining room. Feature fireplace with surround. Radiator.



**Dining Room 9'11" x 11'1" (3.03m x 3.39m)**



Window to front. Radiator. Doors opening to lounge.

**Kitchen 11'3" x 15'10" (3.44m x 4.83m)**



French doors and window to rear. Matching range of base and eye level units with work surfaces over. Tiled splash backs. Inset sink unit with drainer and mixer tap. Four ring gas hob with extractor over. Built in eye level oven and grill. Space for fridge and freezer. Integrated dishwasher. Tiled flooring.



**Garden Room 10'0" x 10'1" (3.06m x 3.08m)**



Of brick and PVC construction. Radiator. Tiled flooring. French doors leading to rear garden.



**First Floor Landing 13'6" x 6'5" (4.13m x 1.97m)**



Doors to bedrooms and bathroom.



**Bedroom 1 12'4" x 14'2" (3.78m x 4.33m)**



Window to rear. Built in wardrobes. Radiator.



**En-suite 9'0" x 6'4" (2.75m x 1.95m)**



Window to side. Shower cubicle. Wash hand basin set in vanity unit. Toilet. Bidet. Tiled flooring. Heated towel rail.

**Bedroom 2 11'7" x 11'1" (3.55m x 3.39m)**



Window to front. Radiator.

**Bedroom 3 11'5" x 9'9" (3.49m x 2.98m)**



Window to rear. Radiator.

**Bedroom 4 7'10" x 7'10" (2.39m x 2.39m)**



Window to rear. Radiator.

**Bathroom 9'10" x 9'1" (3 x 2.77)**



Window to front. Panelled bath. Shower cubicle.

Wash hand basin. Toilet. Tiled flooring. Heated towel rail. Airing cupboard with hot water cylinder.

### Outside



The front of the property has a block paved driveway providing off road parking. The rear garden is mainly laid to lawn. There is a mooring area to the river which is enclosed by metal railings.



### Garage 17'5" x 15'1" (5.31 x 4.62)

Vehicular door to front. Pedestrian door to front. Window to side. Power and light connected. Solar inverter.

### Property Postcode

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

### Surfleet Village

Surfleet is a popular and well-served Lincolnshire village that offers a wonderful balance of rural living

and everyday convenience. The village benefits from a local Post Office and shop for daily essentials, along with a welcoming community atmosphere that makes it a fantastic place to call home.

### River Glen

The River Glen in Surfleet, Lincolnshire, is a charming and serene waterway that enhances the natural beauty of the local landscape. It provides recreational opportunities, supports wildlife, and offers a picturesque setting for residents and visitors to enjoy the tranquil waters and lush countryside that define this region of Lincolnshire.

### Spalding Golf Course

Discover Spalding Golf Club, one of Lincolnshires finest courses. This parkland, 18 hole Championship venue provides a great test of golf.

With it's 12 bay floodlit driving range, short game practice area and newly launched Academy Course, Spalding Golf Club is the perfect venue for your next visit.

### 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: D  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: Mains  
 Solar Panels: 10 panels, owned by the house. 3000kw  
 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 Limited 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: 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: B82

**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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

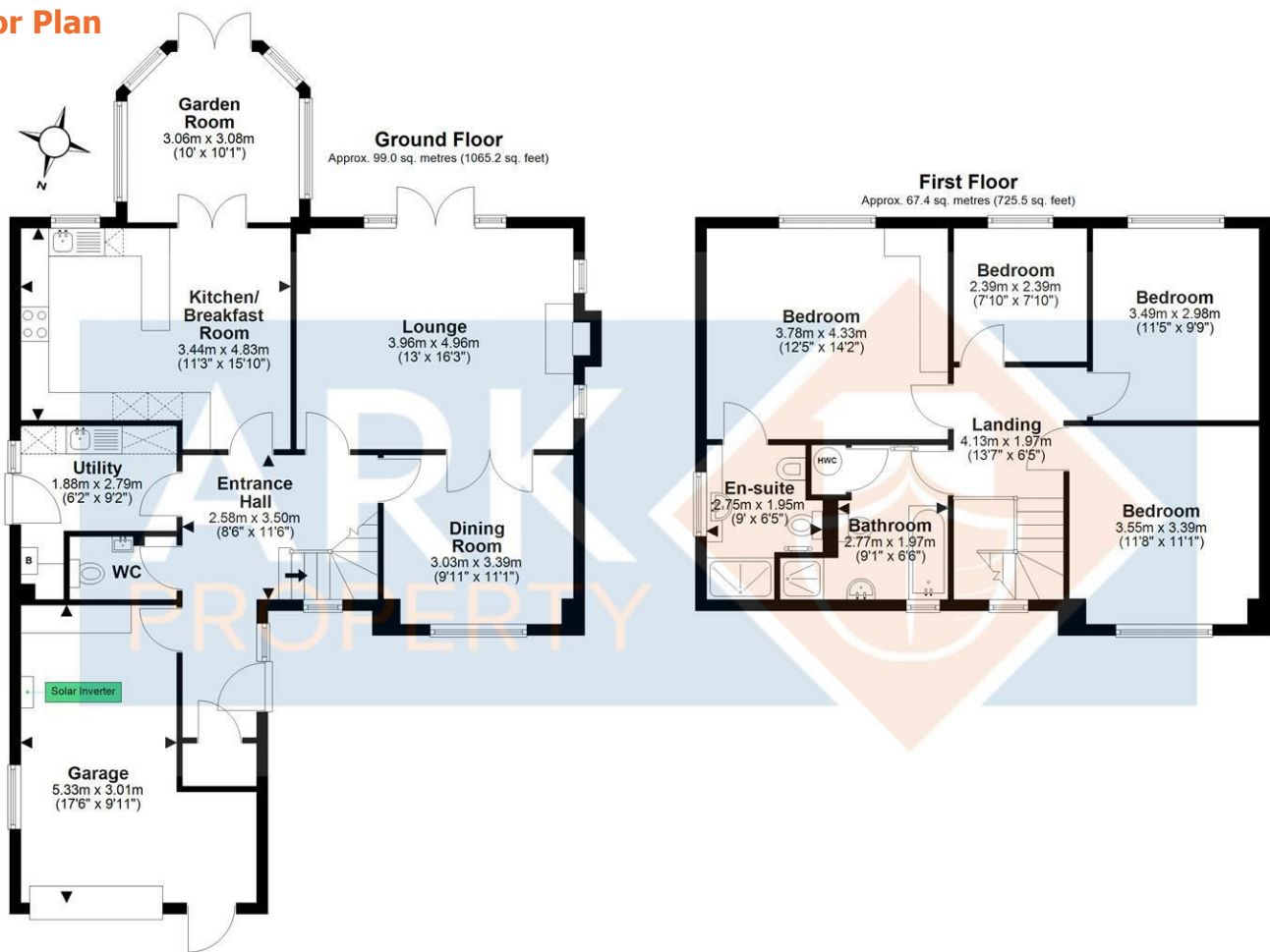
**Disclaimer**

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





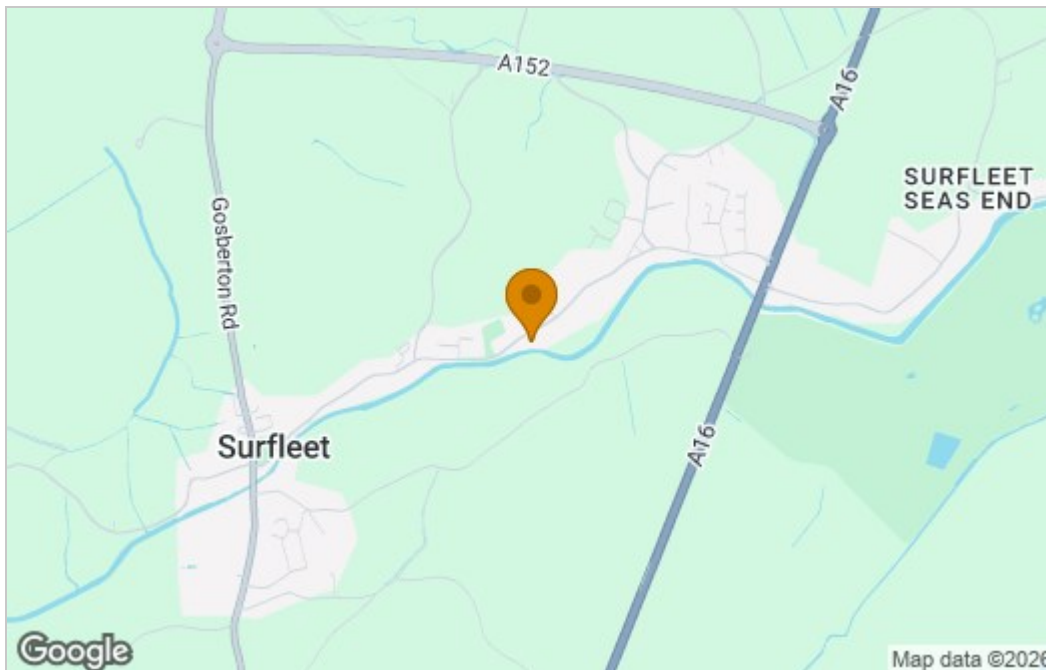
### Floor Plan



Total area: approx. 166.4 sq. metres (1790.7 sq. feet)

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

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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