ARK PROPERTY









8 Gosberton Road, Surfleet, PE11 4AB

£220,000

- Three spacious bedrooms
- Views of the church
- Low maintenance rear garden
- Off road parking to side
- Character and charm
- Spacious living areas
- Unique design property
- Well presented throughout
- Must view to appreciate the size and layout
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

A charming character property situated in the popular village of Surfleet, offering generous accommodation, off road parking to the side and a low maintenance rear garden with lovely views towards the church.

Internally, the property boasts a spacious layout, including a modernised kitchen-diner providing an excellent space for family meals and entertaining, along with a large rear lounge offering plenty of room for a growing family.

Upstairs, there are three well-proportioned bedrooms and a large family bathroom, providing excellent living accommodation throughout.

The property is ideally located for access to a range of local amenities, including a village shop, chip shop, school and the well-regarded community village hall, which also benefits from a lovely outdoor park.

With its character, generous accommodation and convenient village location, this property really needs to be viewed to fully appreciate the size and space on offer.

Snug 16'0" x 13'5" (4.89m x 4.09m)
Bay window to side and window to rear. Radiator. Laminate flooring.



Kitchen 10'11" x 12'8" (3.34m x 3.88m)



Window to front. Radiator. Matching base and eye level units with Quartz work surfaces over. Sink unit with drainer and mixer tap. Laminate flooring. Built in eye level oven and grill. Four ring electric hob with extractor over. Built in fridge. Built in dishwasher.

Dining Room 12'9" x 13'5" (3.89m x 4.09m)



Door to front. Radiator. Window to front. Laminate flooring.



Utility Room 6'2" x 11'8" (1.90m x 3.56m)

Door to rear. Window to rear. Base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer. Laminate flooring. Wall mounted gas boiler.



Hallway

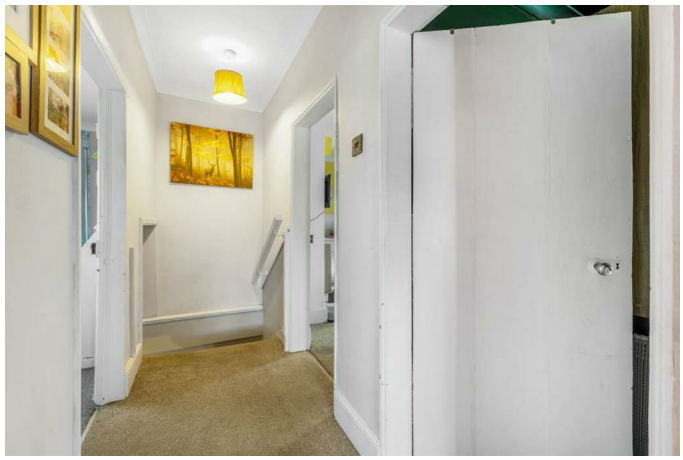
Stairs to first floor landing. Understairs storage cupboard. Laminate flooring.

Cloakroom 5'5" x 4'9" (1.67m x 1.47m)



Window to side. Radiator. Toilet. Wash hand basin set in vanity unit. Tiled splash back. Large storage cupboard.

First Floor Landing



Loft access. Doors to bedrooms and bathroom.

Bedroom 1 13'3" x 13'10" (4.05m x 4.23m)



Window to front. Radiator.



Bedroom 2 13'3" x 13'1" (4.06m x 4.01m)



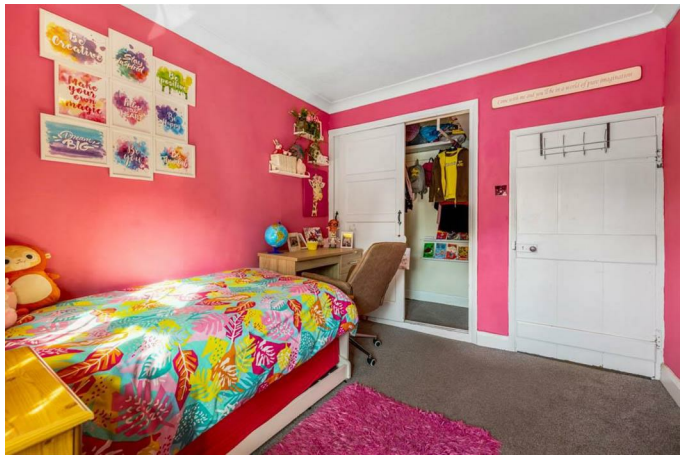
Window to front. Radiator. Built in wardrobe.



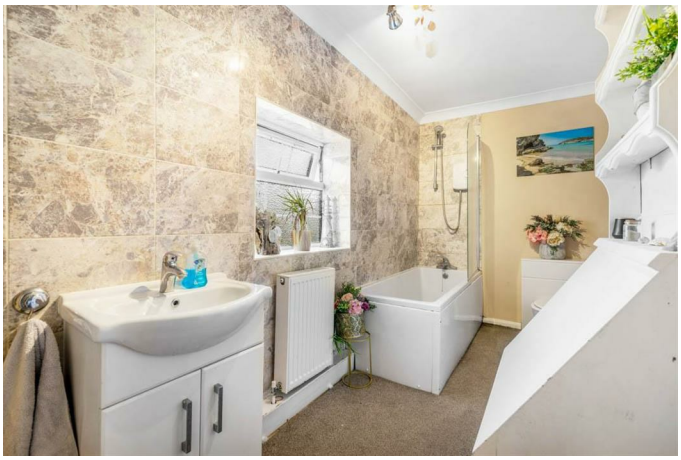
Bedroom 3 8'10" x 10'4" (2.71m x 3.17m)



Window to rear. Radiator. Built in sliding door wardrobes.



Bathroom 6'6" x 12'11" (1.99m x 3.96m)



Window to rear. Radiator. Bath with electric shower over and glass shower screen. Toilet. Wash hand basin set in vanity unit. Radiator. Partially tiled walls. Built-in airing cupboard. Partially tiled walls.

Outside



Side gated access to the rear.
The rear garden is enclosed by timber fencing. Lawn area. Patio area. Bark area to the rear.



Store 11'3" x 5'7" (3.45m x 1.72m)

Power and light connected.

Property Postcode

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

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: B
Annual charge: No
Property construction: Brick built
Electricity supply: Eon
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 and Single Garage
Building safety issues: No
Restrictions: Parking agreement, right of way for parking adjacent to property, as registered and included in Deeds
Public right of way: Right of way for parking adjacent to property, 3m wide and length of property.
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: D62

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.

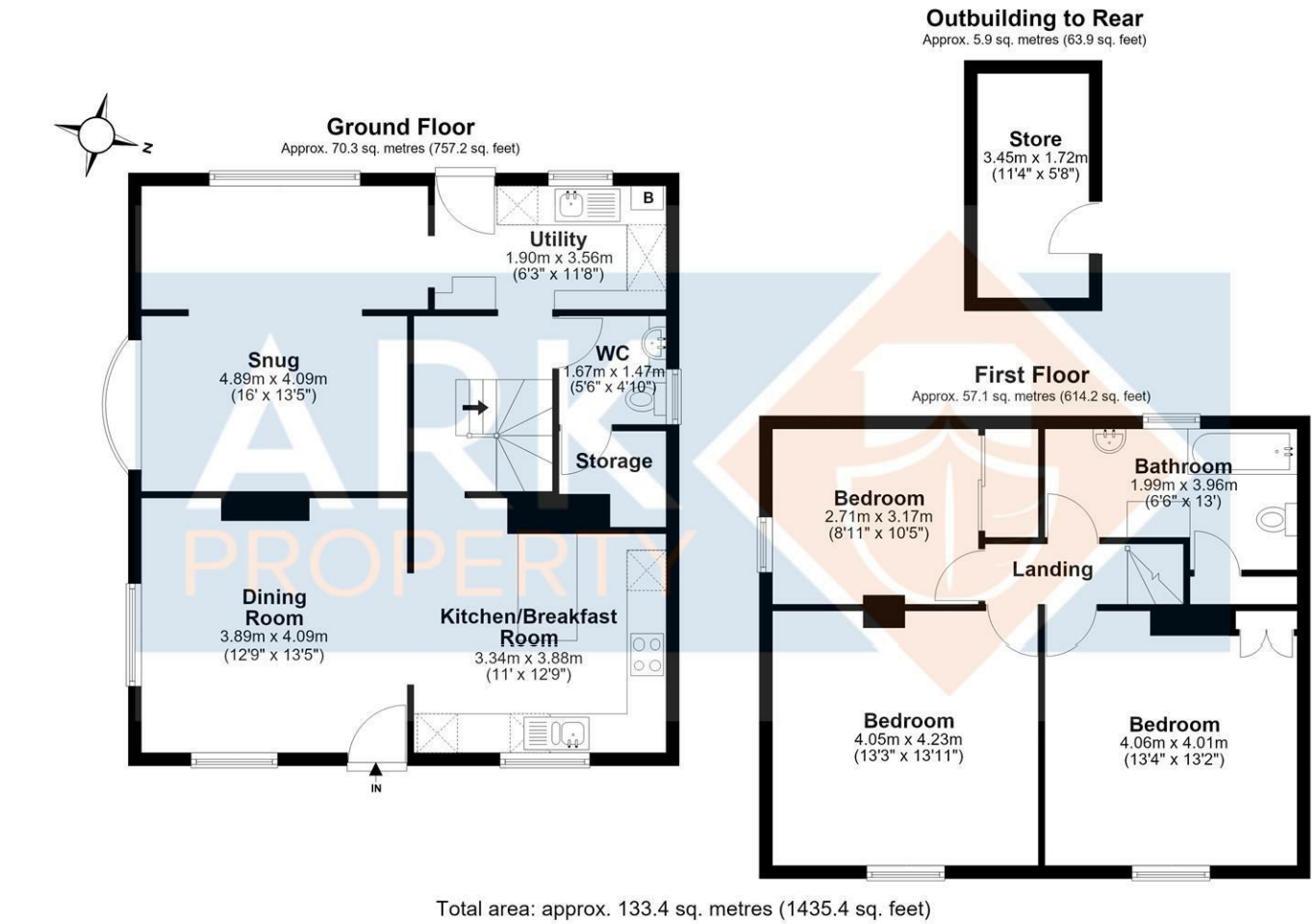
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

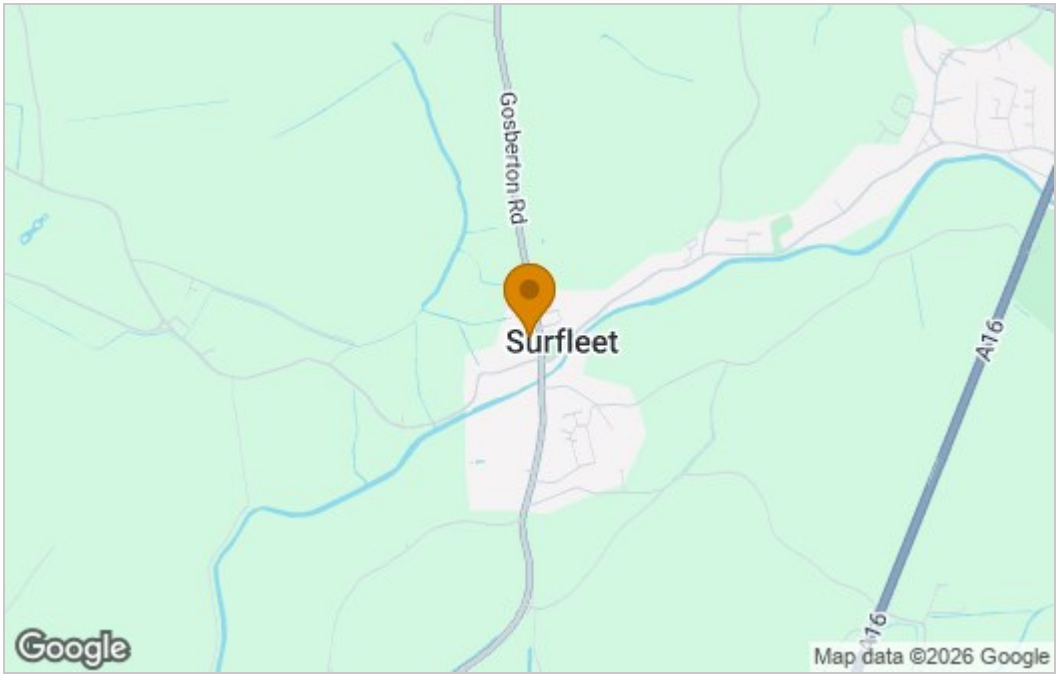
Floor Plan



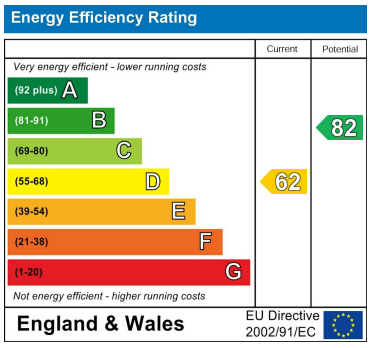
Total area: approx. 133.4 sq. metres (1435.4 sq. feet)

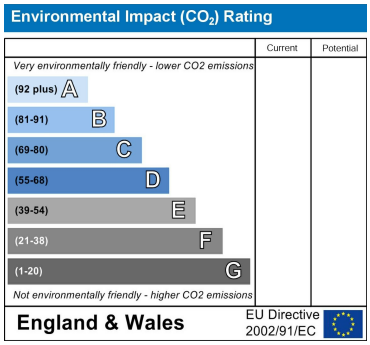
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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