BRADLEY JAMES

ESTATE AGENTS









Raston Leigh Surfleet Marsh, Surfleet, Spalding, Lincolnshire, PE11 4DP

Asking price £385,000

- Stunning views of the Lincolnshire countryside
- Four reception rooms
- Quadruple aspect garden room with bi-fold doors leading to both rear gardens
- In and out driveway leading to a double car port
- Five minute drive to a primary schools, shop, farm shop and golf course and easy access to A16
- Recently refitted hi-spec kitchen with integrated appliances, quartz worktops and Quooker tap
- Two downstairs shower rooms and an upstairs modern bathroom
- Space for a downstairs annex
- Multiple outbuildings, outside covered garden room with power for hot tub

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Peace in abundance

Located in the picturesque Surfleet Marsh, this stunning countryside detached family home boasts four reception rooms and three spacious bedrooms, this property is designed for both comfort and functionality. The beautiful Lincolnshire countryside views provide a tranquil backdrop, while the convenience of the A16, just a three-minute drive away, connects you effortlessly to Lincoln, Norfolk, Spalding, and Peterborough.

Recently modernised by the current vendors, the property boasts a high-spec kitchen featuring elegant quartz worktops, integrated appliances, and a walk-in pantry. The addition of a Quooker instant hot water and cold water tap enhances the kitchen's practicality. A utility room and a shower room conveniently adjoin this space, making daily living a breeze.

The four reception rooms are impressive, starting with a double-aspect lounge that features a cosy LPG gas fire, perfect for those chilly evenings. The dining room, located off the kitchen, leads to an extended garden room that is quadruple aspect, filled with natural light, and equipped with bifold doors with inset blinds that open to both rear gardens. This versatile space can also serve as an annex area, complete with a modern shower room that is spacious enough for wheelchair access. Additionally, a family room with a log burner provides a warm and inviting atmosphere for relaxation.

Upstairs, you will find three well-appointed bedrooms and a stylish bathroom suite. The property benefits from a mix of double and triple-glazed windows, ensuring energy efficiency and comfort throughout the seasons.

The property features an in-and-out driveway leading to a double carport, while two rear gardens and a side garden with multiple outbuildings offer ample outdoor space for leisure and enjoyment.

With local amenities such as Surfleet Primary School, shops, a pub, a golf course, and Spalding Farm Shop just a short drive away, this home truly offers the best of both worlds.

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Council Tax Band: A







Entrance Hall
UPVC double glazed front door into the entrance porch which has a UPVC double glazed window to the side, going through the UPVC obscured double glazed front door into the entrance hall which has stairs leading to the first floor accommodation, radiator, power points and under stairs storage cupboard.

Lounge
12'3 x 12'7
Double aspect with UPVC triple glazed window to the front and the side, LPG gas fire, radiator, power points, TV point and wall lights.

Family Room
16'0 x 10'6
Double aspect with a UPVC triple glazed window to the front enjoying uninterrupted field views, UPVC triple glazed window to the side overlooking the field views also, tiled floor, multi-fuel burner, power points, loft hatch and meter box.

Refitted Kitchen
20'3 x 10'6
Double aspect with UPVC triple glazed windows to the side and rear, County Interiors kitchen with base and eye level units with quartz work surface over, sink and drainer with Quooker mixer tap over with instant hot water feature and cold filtered water feature, integrated dishwasher, double range with five burner gas hob and extractor over with inset lights, integrated full length fridge, integrated walk-in pantry cupboard, integrated freezer, vertical wall mounted radiator, power points and skimmed ceiling with inset spotlights.

Utility Room
UPVC obscured triple glazed window to the side, UPVC obscured stable door to the side, tiled floor, space and plumbing for washing machine, power points and a door to the downstairs cloakroom.

Cloakroom
UPVC obscured triple glazed window to the rear, toilet with push button flush, pedestal wash hand basin with tap over, separate shower cubicle, tiled floor, half height tiled walls and radiator.

Dining Room
11'3 x 9'7
Door leading through to the kitchen, UPVC double glazed sliding patio doors onto the extended garden room, radiator and power points.

Extended Garden Room
18'0 x 8'3
Two UPVC double glazed windows to the rear, bi-fold doors to both sides with inset blinds and two skylight double glazed windows in the ceiling, tiled floor, wall mounted vertical radiator, power points, skimmed ceiling with inset spotlights and a door to the second downstairs shower room.

Second Downstairs Shower Room
UPVC obscured double glazed window to the front, UPVC double glazed skylight in the ceiling, walk-in double shower cubicle with a built-in mixer shower with a fixed rain style showerhead, pedestal wash hand basin with taps over, WC with push button flush, wall mounted heated towel rail, tiled splashback, extractor fan, tiled floor and skimmed ceiling with inset spotlights.

Landing
UPVC double glazed window to the side, loft hatch and power points.

Family Bathroom
UPVC obscured triple glazed window to the rear, panel bath with telephone style mixer taps over, WC with push button flush, vanity wash hand basin with mixer tap over, inset storage cupboards beneath, wall mounted heated towel rail and radiator.

Bedroom 1
12'7 x 11'0
UPVC triple glazed window to the front enjoying field views, radiator and power points.

Bedroom 2
11'0 x 11'0
UPVC triple glazed window to the rear enjoying open field views, radiator, power points and built-in wardrobes. (The measurements are into the built-in wardrobes).

Bedroom 3
9'2 x 7'6
UPVC triple glazed window to the front enjoying open field views, radiator and power points.

Outside
The property is on a non-estate plot with no close proximity neighbours and an in and out driveway. The driveway is laid to gravel and has further off-road parking to the side which has a bespoke lockable gate, a carport and parking for 6 to 8 vehicles.

There is side gated access both sides of the property leading to the rear gardens where are enclosed by hedging and panel fencing, it has been beautifully landscaped by the current vendors and has a patio seating area both sides.

One of the rear gardens has a covered area off the garden room with an outside power point, the other side is covered by a roof and has inset spotlights, the mid part of the rear garden is low maintenance and comes off the utility room and garden room. It is laid to patio with various outbuildings, there is a second covered seating area with outside power points, outside lights.

Doors to the outside garden room (15'0 x 12'0) UPVC double glazed window to the front, tiled floor, electric heater, power points, separate fuse box and space for a hot tub.

Two more sheds and a dry wood store, outside tap, outside shower with built-in mixer shower and side gated access leading to the carport and another side gate leading to the centre rear garden.

Wooden storage unit, beautiful walkways that lead to all different sections of the garden in the right hand corner, there is a private courtyard garden which is enclosed by panel fencing and decorative stone walls,

Outside also has the oil tank and oil boiler.





















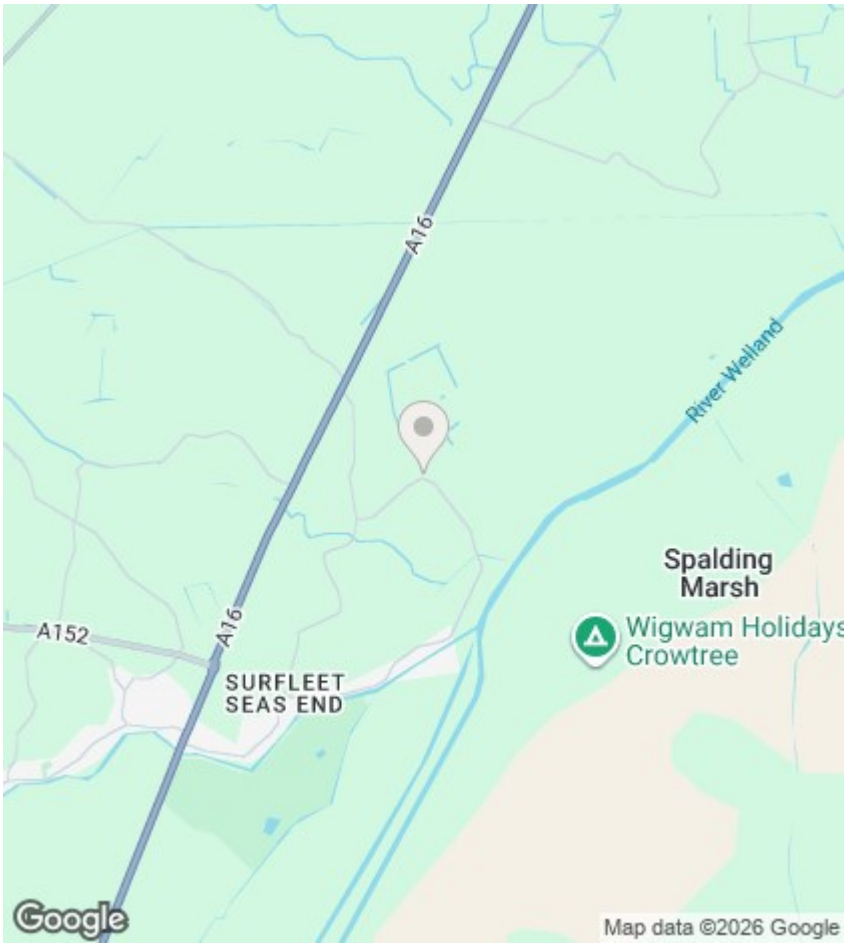










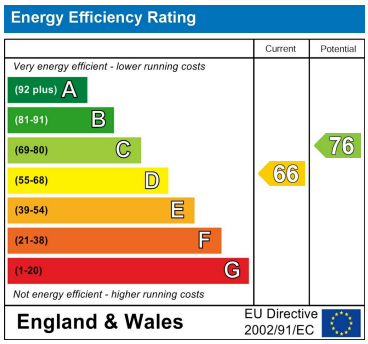


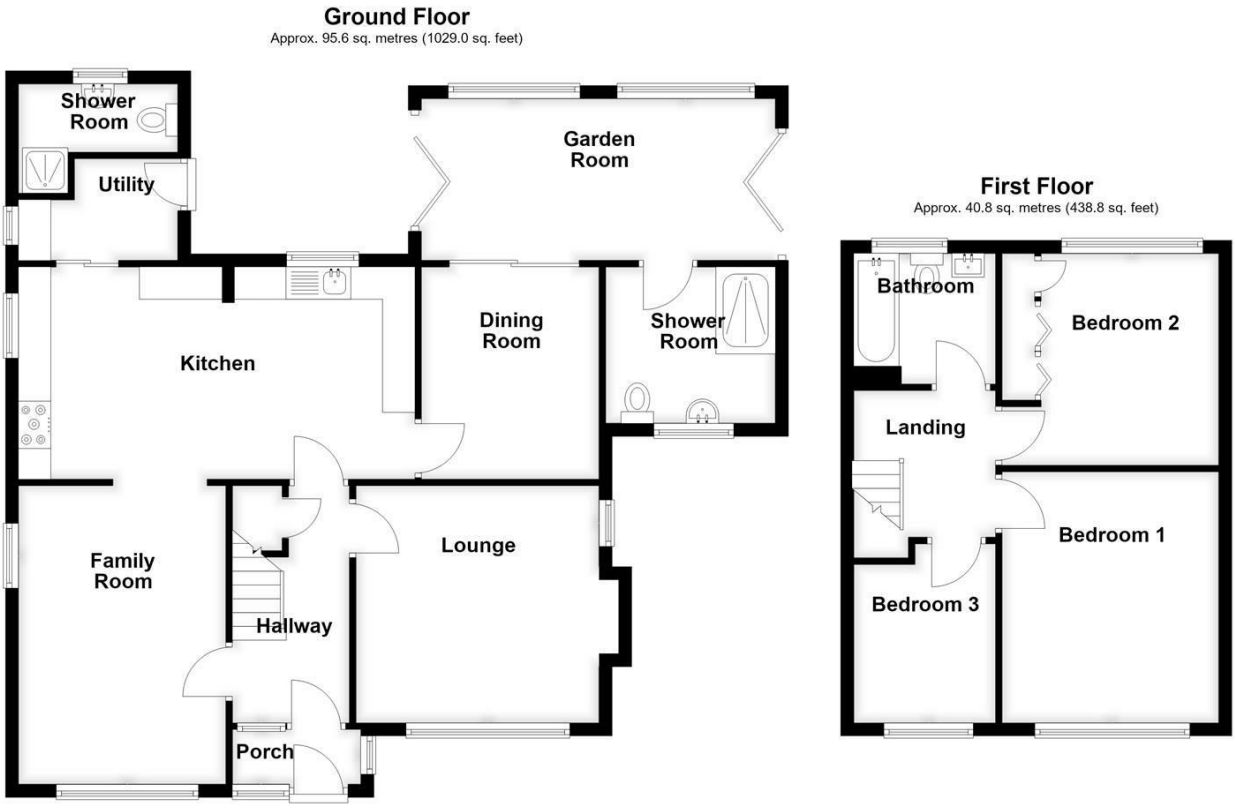
Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D





Total area: approx. 136.4 sq. metres (1467.7 sq. feet)

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