

# Rurally Located Detached 4 Bedroomed House Set in 0.23 acres of Gardens with Potential For Improvement

Newlands Cottage | Park Lane | Surfleet | Spalding | Lincolnshire | PE11 4AF



Superb Opportunity to Acquire a Secluded Property with Potential for Improvement and Extension Previously Forming Part of Newlands Farm Fitted Kitchen, 2 Large Reception Rooms, 4 Bedrooms and Large First Floor Bathroom, UPVC Double Glazing

For Sale Freehold with Vacant Possession  
Available Immediately  
£195,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

Surfleet is a small village located on the South Lincolnshire Fens, approximately halfway between Spalding, 5 miles to the south-west and Sutterton, 5 miles to the north-east, with Boston being approximately 12 miles to the north-east.

The village has a population of approximately 1,300 residents and is seen as a desirable location with good transport links to Peterborough via the A1 and the A16 trunk roads. Surfleet boasts remains of a Roman church, Roman sea banks, a church with a glen, public houses, a small primary school, sports ground, hockey club and fish and chip shop amongst its amenities.

The property is located towards the end of a cul de sac coming out of the village heading east towards the A16 trunk road.

## Description...

The property comprises a three storey former farmhouse now available for sale Freehold with Vacant Possession.

The accommodation is arranged on the ground, first and second floors.

## Accommodation...

**Kitchen.....3.3m x 3.1m, 10ft10 x 10ft2**  
Having a range of fitted kitchen cupboards comprising 5 high level units over round edged work surfaces, with inset 1½ bowl stainless steel sink with drainer, space for a cooker and domestic appliances with 7 door base units with drawers.

**Pantry.....1.8m x 1.3m, 5ft11 x 4ft3**  
**Inner Hall**

Electric storage heater.

**Dining Room.....5.2m x 3.4m, 17ft1 x 11ft2**

**Lounge.....7m x 4.6m and 3.9m x 1m**  
**excluding bay, 23ft x 15ft1 and 12ft10 x 3ft3**

Stone fireplace with wood burning stove, built in 4 door cupboard, built in under stairs cupboard, raised TV shelf. Doorway to private lawn to the east.

### Stairs

A return staircase leads to the first floor landing, having under stairs cupboard and airing cupboard with pre insulated copper water cylinder.

**Bedroom No 1.....4.6m x 3.6m, 15ft1 x 11ft10**  
Having fireplace and leads thru to:

**Box Room.....3.4m x 1.9m, 11ft2 x 6ft3**

**Bedroom No 2 L-shaped.....3.6m x 3.3m and 1.9m x 1.5m, 11ft10 x 10ft10 and 6ft3 x 4ft11**

**Bathroom.....3.2m x 2.7m, 10ft6 x 8ft10**

Having matching bath, walk in shower cubicle, WC, bidet, inset sink with cupboard under.

Stairs lead to the second floor where there is a landing

**Bedroom No 3 .....2.9m x 3.6m, 9ft6 x 11ft10**

**Bedroom No 4.....2.9m x 4.1m, 9ft6 x 13ft5**



## Outside...

A gated entrance leads to the covered front doorway.

Mature gardens extend around the house and are bordered by a combination of hedges and fences.

## EPC...

The property has an Energy Performance Asset Rating E43.

## Viewing...

Viewing is strictly by appointment through the Agent. Poyntons Consultancy.

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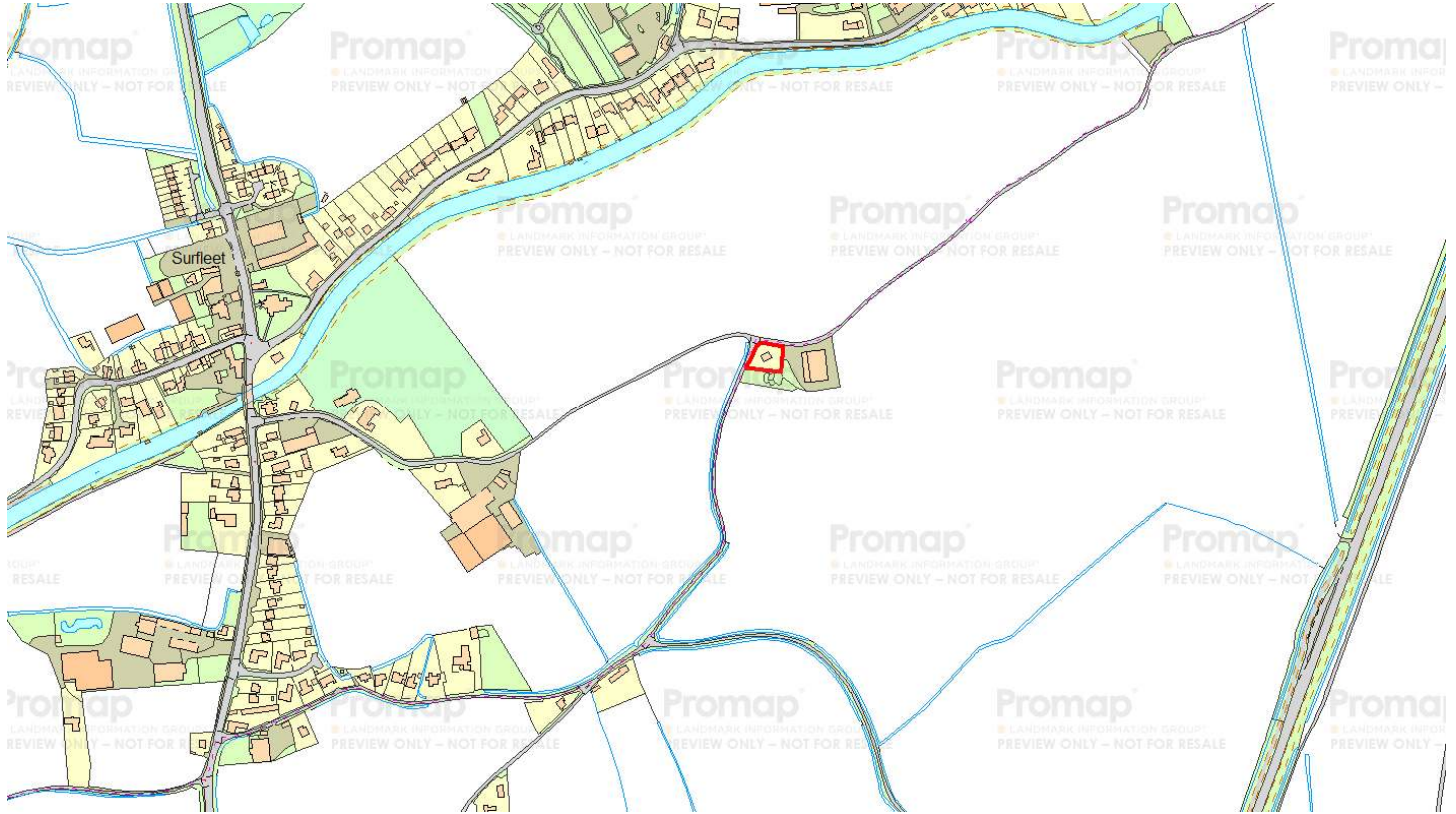
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**RICS**





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