



20 SURFLEET ROAD

SPALDING, PE11 4AG

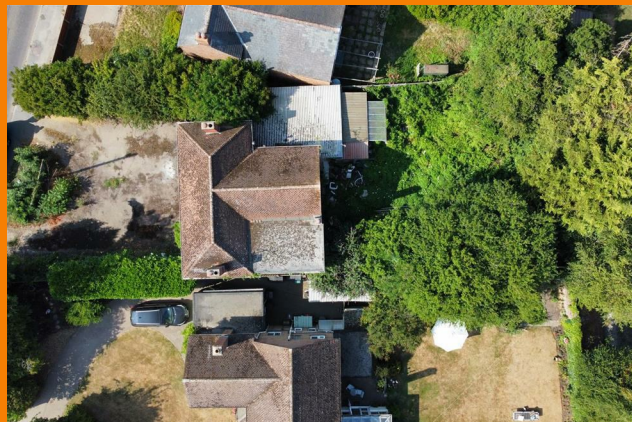
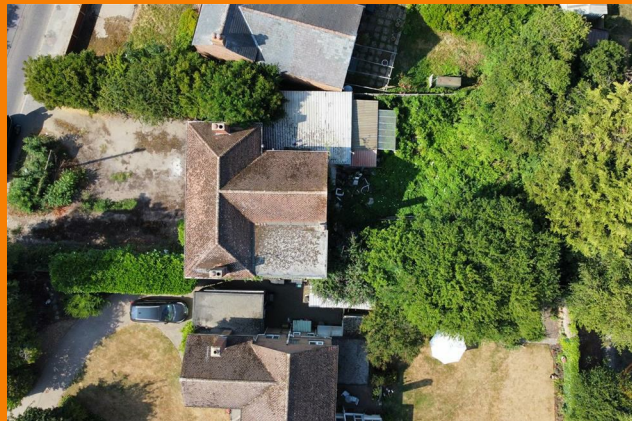
£275,000
FREEHOLD

A fantastic opportunity to acquire this spacious four-bedroom detached family home in one of Spalding's most sought-after locations. Requiring complete modernisation throughout, the property has been realistically priced at £275,000 to reflect the works required, offering purchasers an excellent chance to create their ideal home while adding significant value. Early viewing is highly recommended.



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- Four-bedroom detached family home
- Complete renovation project with huge potential
- Priced realistically at £275,000 to reflect the works required
- Sought-after Surfleet Road location
- Two spacious bay-fronted reception rooms
- Separate dining room and generous kitchen/diner
- Principal bedroom with en-suite shower room
- Integral double garage with ample storage
- Excellent opportunity to create a superb long-term family home
- No onward chain



Summary

A Fantastic Opportunity to Create Your Forever Family Home

Sedge Estate Agents are delighted to offer this substantial four-bedroom detached family home, situated in one of Spalding's most desirable residential locations. Offering generous accommodation throughout, a large garage, and excellent potential, this property presents a rare opportunity for buyers looking to create a home tailored to their own style and requirements.

Priced realistically at £275,000, the asking price fully reflects the comprehensive modernisation and renovation works required, making this an outstanding opportunity for builders, developers, or families looking to add significant value.

The spacious ground floor comprises an inviting entrance hallway, two generous bay-fronted reception rooms, a separate dining room with sliding doors overlooking the garden, a large kitchen/diner, pantry, downstairs WC and an integral double garage. The flexible layout offers excellent scope for reconfiguration should a purchaser wish to create a more contemporary open-plan living space (subject to any necessary consents).

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom and spacious landing.

Externally, the property occupies an established plot in a sought-after position on Surfleet Road, offering excellent potential for landscaping and creating an impressive family garden.

Properties of this size and location rarely become available at such an attractive price point. Whilst requiring full refurbishment, this home represents an exciting opportunity to create a substantial family residence in a highly regarded area of Spalding.

Accommodation comprises:

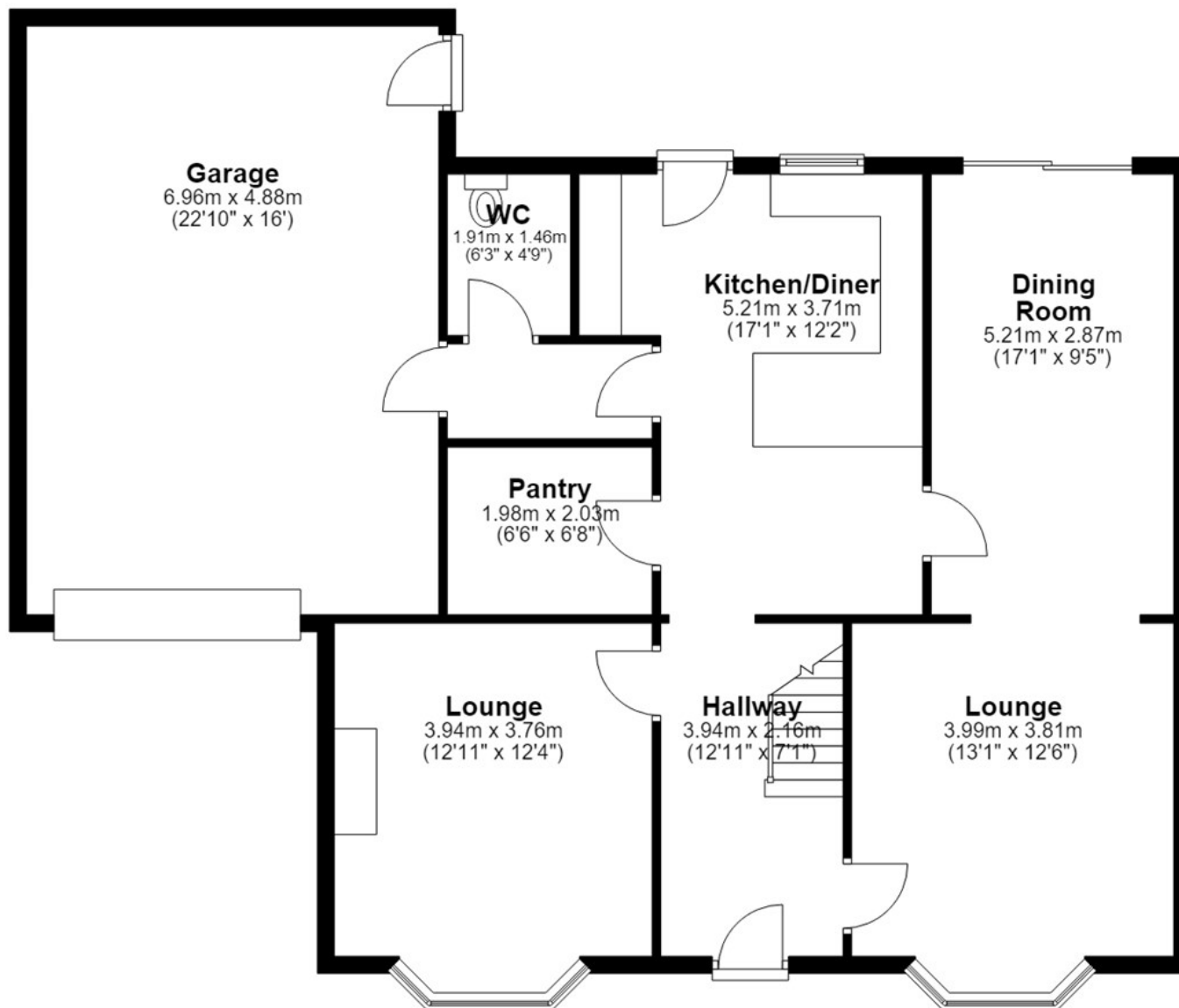
Entrance Hall
Two Bay-Fronted Reception Rooms
Dining Room
Spacious Kitchen/Diner
Pantry
Downstairs WC
Four Bedrooms
En-Suite to Principal Bedroom
Family Bathroom
Integral Double Garage
Established Gardens
Highly Sought-After Location

Key Features

Excellent renovation project
Priced to reflect the works required
Fantastic potential to add value
Spacious detached family home
Four well-proportioned bedrooms
Multiple reception rooms
Large kitchen/diner
Double garage
Desirable residential location
No onward chain
Early viewing highly recommended

Ground Floor

Approx. 117.4 sq. metres (1263.4 sq. feet)

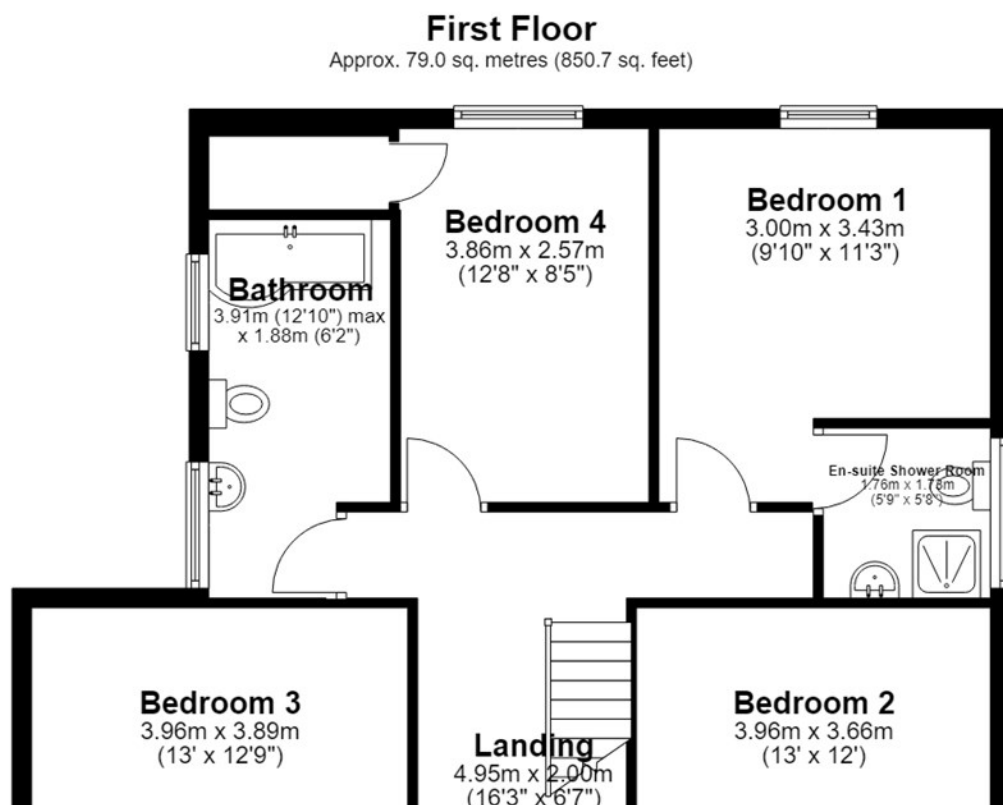


Total area: approx. 196.4 sq. metres (2114.1 sq. feet)

20 Station Road

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		58
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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