





124 STATION ROAD

SPALDING, PE11 4DB

£280,000

FREEHOLD

DETACHED CHARACTER COTTAGE | TWO DOUBLE BEDROOMS | SURFLEET VILLAGE | APPROX. 0.2 ACRE PLOT | LARGE REAR GARDEN | SEPARATE VEHICULAR ACCESS | DEVELOPMENT POTENTIAL (STPP)

A spacious two-bedroom detached character cottage situated in the highly sought-after village of Surfleet. Offering generous accommodation comprising two reception rooms, conservatory, kitchen, ground-floor shower room and first-floor family bathroom, the property retains plenty of character and offers an excellent opportunity for buyers looking to modernise and create their ideal home. Externally, the cottage occupies a substantial plot of approximately 0.2 acres, featuring ample off-road parking, a large enclosed rear garden and separate rear vehicular access. With considerable outside space and potential for further development, subject to the necessary planning permissions, this is a fantastic opportunity to acquire a detached character property in a popular village location.

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• SPACIOUS TWO DOUBLE BEDROOM DETACHED COTTAGE • HIGHLY SOUGHT-AFTER VILLAGE LOCATION OF SURFLEET • TWO RECEPTION ROOMS & REAR CONSERVATORY • DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM • AMPLE OFF-ROAD PARKING • SUBSTANTIAL PLOT OF APPROXIMATELY 0.2 ACRES • LARGE ENCLOSED REAR GARDEN WITH SEPARATE VEHICULAR ACCESS • CHARACTER FEATURES THROUGHOUT • COSMETIC UPDATING REQUIRED • BEING SOLD CHAIN FREE





Summary

DETACHED CHARACTER COTTAGE | TWO DOUBLE BEDROOMS | SURFLEET VILLAGE | APPROX. 0.2 ACRE PLOT | TWO RECEPTION ROOMS | CONSERVATORY | PARKING FOR 4–5 VEHICLES | SEPARATE REAR ACCESS | DEVELOPMENT POTENTIAL (STPP)

Sedge Estate Agents are delighted to offer for sale this spacious two-bedroom detached character cottage, situated in the highly sought-after village of Surfleet. Occupying a substantial plot of approximately 0.2 acres, this charming property offers generous accommodation, a wealth of character and excellent potential for improvement or further development, subject to obtaining the necessary planning permissions.

Requiring some cosmetic updating, the cottage presents an exciting opportunity for buyers looking to create their ideal home while retaining its character and enjoying the benefits of a generous plot in a desirable village location.

The ground floor begins with an entrance porch leading into a welcoming hallway, with stairs rising to the first floor and useful understairs storage.

There are two well-proportioned reception rooms, comprising a spacious lounge measuring approximately 19'9" x 12'7" and a separate dining room measuring approximately 11'8" x 13'3". Both offer excellent flexibility for family living, entertaining or creating additional sitting space.

The kitchen measures approximately 10'7" x 15'3" and is fitted with a range of wall and base units, integrated electric oven, four-ring hob and extractor. There is additional space for a fridge freezer, washing machine and dishwasher, with double doors opening into the rear conservatory.

The conservatory provides a useful additional reception area overlooking the garden. Completing the ground floor is a shower room comprising WC, wash hand basin and shower cubicle with dual-head thermostatic shower.

To the first floor are two generous double bedrooms, together with a family bathroom comprising bath, WC and wash hand basin. The landing also provides useful additional space suitable for a small study or home working area.

OUTSIDE – SUBSTANTIAL 0.2 ACRE PLOT

Externally, the property occupies an impressive plot of approximately 0.2 acres.

To the front, a gravel driveway provides off-road parking for approximately four to five vehicles.

The large enclosed rear garden is predominantly laid to lawn and features mature shrubs and bushes, a patio seating area and timber garden shed, offering plenty of outdoor space for families, gardening and entertaining.

A particularly attractive feature is the separate vehicular access to the rear of the property, providing additional flexibility for parking, access or potential future development, subject to the necessary planning permissions.

LOCATION

Situated in the popular village of Surfleet, the property benefits from a pleasant village setting while remaining well positioned for access to local amenities and transport links. Both Spalding and Boston are within convenient reach, making this an appealing location for buyers seeking village living with access to nearby towns.

Offering two double bedrooms, two reception rooms, a conservatory, generous parking, a substantial enclosed garden and separate rear vehicular access, this is a rare opportunity to acquire a detached character cottage on a sizeable plot with considerable potential.

Early viewing is highly recommended to appreciate the accommodation, plot size and possibilities this property offers.

TENURE & ADDITIONAL INFORMATION

Tenure: To be confirmed

Please note: Any potential development or change of use would be subject to obtaining the relevant planning permissions and any other necessary consents.

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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

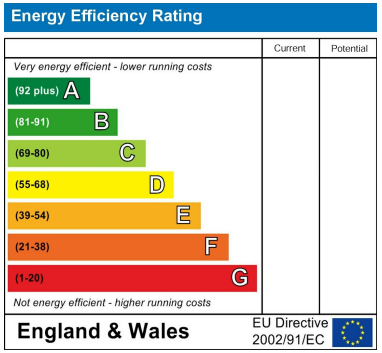
Tenure – Freehold











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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

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