



## 2 HERON CLOSE

SPALDING, PE11 4BX

**£375,000**  
**FREEHOLD**

A fantastic opportunity to acquire this beautifully presented and extended four-bedroom family home, ideally positioned within a popular residential estate in Surfleet. Offering generous and versatile living space throughout, the property features a stunning open-plan kitchen, dining and family area to the rear, a separate front lounge, and a dedicated home office—perfect for modern family living. Upstairs boasts four well-proportioned double bedrooms, including a master with en-suite, all finished to a high standard, making this a true turn-key home. Externally, the property benefits from a fully enclosed rear garden—ideal for families and entertaining—as well as off-road parking, completing this superb home in a sought-after village location with local amenities such as easy access to the Gold Club, local shop, river and pub.

## 2 HERON CLOSE

- Located in the popular village of Surfleet
- Spacious and extended four-bedroom detached family home
- Stunning open-plan kitchen, dining and family living space
- Separate front lounge offering additional living accommodation
- Dedicated home office ideal for remote working
- Four well-proportioned double bedrooms
- Modern master bedroom with en-suite
- Stylish and turn-key ready throughout
- Enclosed rear garden, perfect for families and entertaining
- Off-road parking and energy-efficient solar panels with battery storage



### Floor Plan Description

#### Floor Plan Description

##### Ground Floor

A welcoming entrance hallway provides access to all principal rooms, with stairs rising to the first floor.

##### Lounge (5.44m x 3.68m)

A spacious dual-aspect reception room with two windows to the front, offering a bright and comfortable family living space.

##### Office (4.09m x 2.49m)

Positioned at the front of the property, ideal for home working or a quiet study.

##### Open Plan Kitchen (3.23m x 5.69m)

The heart of the home, opening seamlessly into the extended living space—perfect for modern family life and entertaining.

##### Dining Room / Family Lounge (3.76m x 8.51m)

A stunning extended rear reception area with two windows to the side, two to the rear, and double doors opening out to the garden—creating a fantastic indoor-outdoor flow.

##### Utility Room (2.01m x 2.82m)

Practical and well-positioned with external access.

##### Pantry (1.12m x 0.99m)

Useful additional storage space off the kitchen.

##### WC

Convenient ground floor cloakroom with window to the side.

##### Store

Additional storage space, ideal for household items.

##### First Floor

A spacious landing leads to four well-proportioned double bedrooms and the family bathroom.

##### Bedroom 1 (5.56m x 3.73m)

A generous master suite with two windows to the front and access to:

##### En-suite Bathroom

Modern and well-presented with window to the front.

##### Bedroom 2 (3.02m x 2.00m)

Rear-facing double bedroom.

##### Bedroom 3 (5.21m x 2.59m)

A large dual-aspect-style room with window to the front.

##### Bedroom 4 (3.38m x 2.77m)

Another good-sized double bedroom overlooking the rear.

##### Family Bathroom

Stylish and modern with window to the rear.

### Property Highlights

#### Property Highlights

This exceptional four-bedroom family home has been thoughtfully extended to create a superb open-plan living environment, perfectly suited to modern lifestyles. The combination of a large front lounge and a stunning rear kitchen/family space offers flexibility for both relaxing and entertaining.

The property further benefits from:

- Solar panels with battery storage – improving energy efficiency and reducing running costs
- Home office – ideal for remote working
- Turn-key ready condition – modern, stylish, and ready to move straight into

#### Why Buy in Surfleet?

Located in the sought-after village of Surfleet, this home

sits within a popular residential estate known for its family-friendly feel and peaceful surroundings.

Surfleet offers:

A strong sense of community  
Excellent access to nearby Spalding for shopping, schools, and amenities  
Beautiful surrounding countryside—perfect for walks and outdoor living  
Convenient road links for commuting across Lincolnshire and beyond

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

# 2 HERON CLOSE





## 2 HERON CLOSE

### ADDITIONAL INFORMATION

**Local Authority** – South Holland

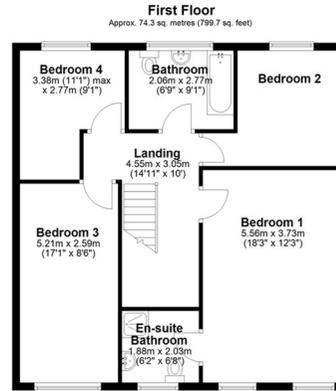
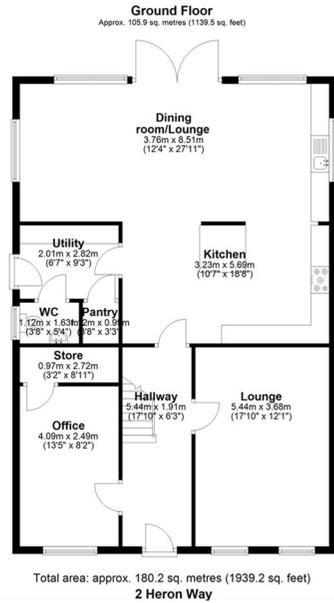
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

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

