



7 Kingfisher Drive
Surfleet, Spalding, Lincolnshire, PE11 4BU

£325,000

3 Bedroom House

- Freehold
- Delightful detached family home situated on an enviable corner plot in the popular village of Surfleet, with views over the green to the front.
- Three generous double bedrooms, with the master bedroom benefiting from a newly fitted en-suite shower room and a further shower room.
- Double-aspect lounge and bright dual-aspect dining room.
- Breakfast kitchen, complemented by a utility room, cloakroom and impressive extended garden room with doors opening onto the rear garden.
- Beautifully landscaped rear garden with a feature partially walled area, side gated access and excellent space for relaxing and entertaining.
- Off-road parking and single garage, with village amenities within walking distance and excellent A16 road links to surrounding
- EPC Rating - C, Council Tax Band - C

Click here to access the Energy Performance Certificate for 7 Kingfisher Drive, Surfleet, Spalding, Lincolnshire, PE11 4BU



Overview

Nestled in the highly regarded village of Surfleet, this delightful detached family home occupies an enviable corner plot on Kingfisher Drive and has been lovingly cared for by the current owners for an impressive 27 years. Offering spacious and versatile accommodation, beautifully landscaped gardens and attractive views over the green to the front, this is a home that combines comfort, character and a convenient village location.



Upon entering there is a welcoming Entrance Hall, leading to a selection of beautifully presented reception rooms. The double-aspect Lounge enjoys pleasant views across the gardens, while the separate Dining Room is also dual aspect, creating a bright and inviting space for family meals and entertaining. The newly fitted Kitchen provides a stylish and practical heart to the home, complemented by a useful Utility Room and convenient Cloakroom. An impressive extended Garden Room provides valuable additional living space, with doors opening directly onto the rear garden, creating a wonderful connection between the inside and outside spaces and making it ideal for relaxing or entertaining. Upstairs, are three generously sized double bedrooms. The principal bedroom benefits from a newly fitted En-Suite Shower Room, while the remaining two bedrooms are served by a further shower room, providing modern facilities for family and guests alike.

Outside, the property occupies a particularly attractive corner plot, providing excellent outdoor space and ample off-road parking leading to a single garage. Gated side access leads through to the beautifully landscaped rear garden, which features a charming partially walled area, creating a private and peaceful setting for outdoor dining, entertaining or simply enjoying the garden.

For commuters and those looking to explore further afield, the A16 provides excellent road connections towards Peterborough, Boston, Norfolk and Lincoln.

A much-loved family home in a sought-after village setting, offering generous accommodation, attractive gardens and a superb position.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

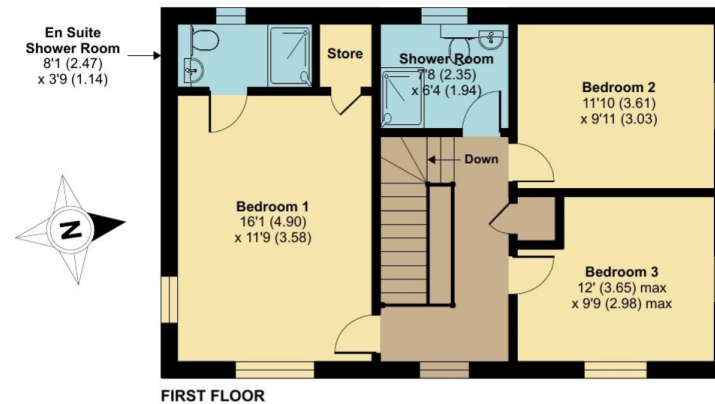




Kingfisher Drive, Surfleet, Spalding, PE11

Approximate Area = 1589 sq ft / 147.6 sq m (excludes unmeasured garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1514323



Location



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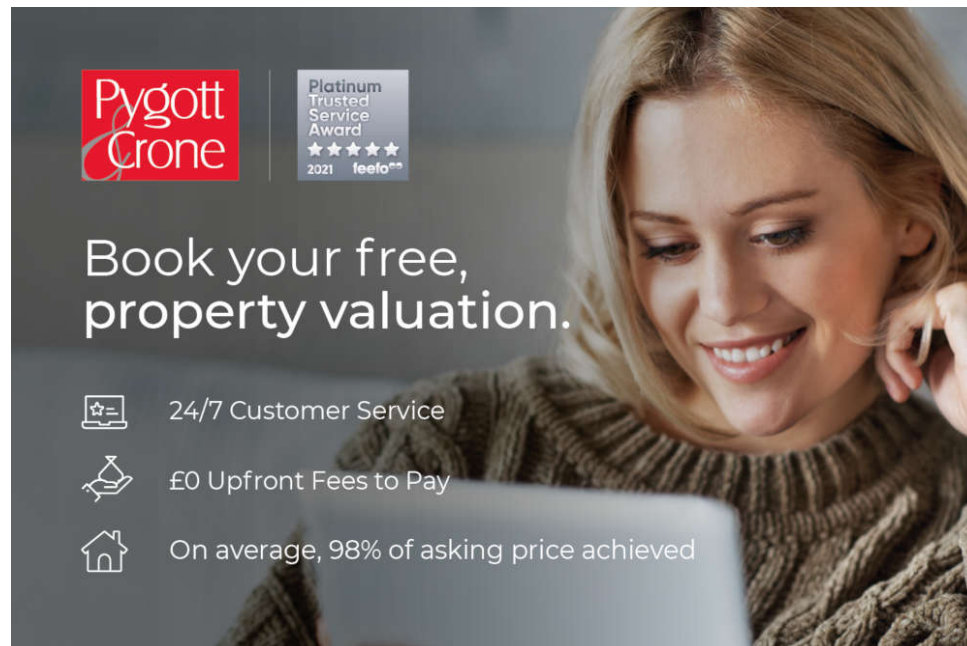
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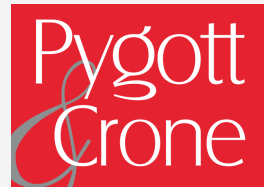
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