



3 Newlands Road
Surfleet, Spalding, Lincolnshire, PE11 4DT

£225,000

3 Bedroom Semi-Detached House

- Freehold
- Semi-detached family home situated within the village of Surfleet Seas End, Surfleet
- Porch entrance leading to hallway, breakfast kitchen, and spacious family lounge with patio doors to the rear garden
- Additional ground floor accommodation including utility room and downstairs bathroom
- 3 good-sized bedrooms to the first floor
- Extensive enclosed rear garden, mostly laid to lawn, ideal for family use and entertaining
- Garden features include large patio, BBQ patio with gazebo, summer house/bar with hot tub space, workshop/garage, and storage shed
- Ample off-road parking to the front with further driveway access via gated fencing
- EPC Rating - E, Council Tax Band - A

Click [here](#) to access the Energy Performance Certificate for 3 Newlands Road, Surfleet, Spalding, Lincolnshire, PE11 4DT



Overview

Situated within the popular village of Surfleet Seas End, Surfleet, this well-presented semi-detached family home offers generous living space both inside and out, ideal for modern family life.



The accommodation begins with a porch entrance leading into a welcoming hallway, which in turn opens into a kitchen dining room. From here, the property flows into a spacious family lounge, featuring patio doors that open out onto the extensive rear garden, creating a fantastic space for entertaining and everyday living. The ground floor is further complemented by a utility room and a downstairs bathroom. To the first floor, the property offers three good-sized bedrooms, providing comfortable accommodation for families or those needing additional space for home working.

Externally, the property truly shines. To the rear is an extensive enclosed garden, featuring a large patio area with picket fencing, a further BBQ patio complete with gazebo, a workshop/garage, a summer house/bar area with hot tub space, and a storage shed. Mostly laid to lawn, the garden provides ample space for relaxation, entertaining, and family enjoyment. To the front of the property, there is ample off-road parking, with an additional driveway accessible through a gated fence.

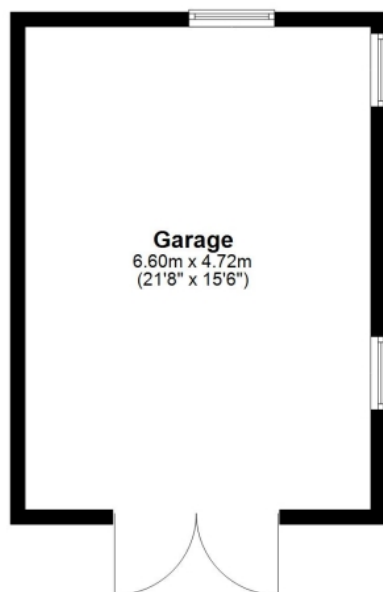
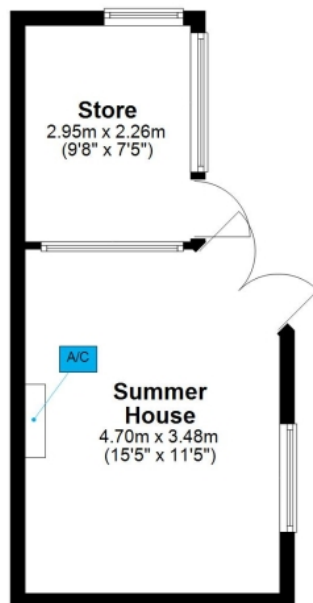
To fully appreciate everything this property has to offer, please contact your local Pygott and Crone team on 01775 717360.





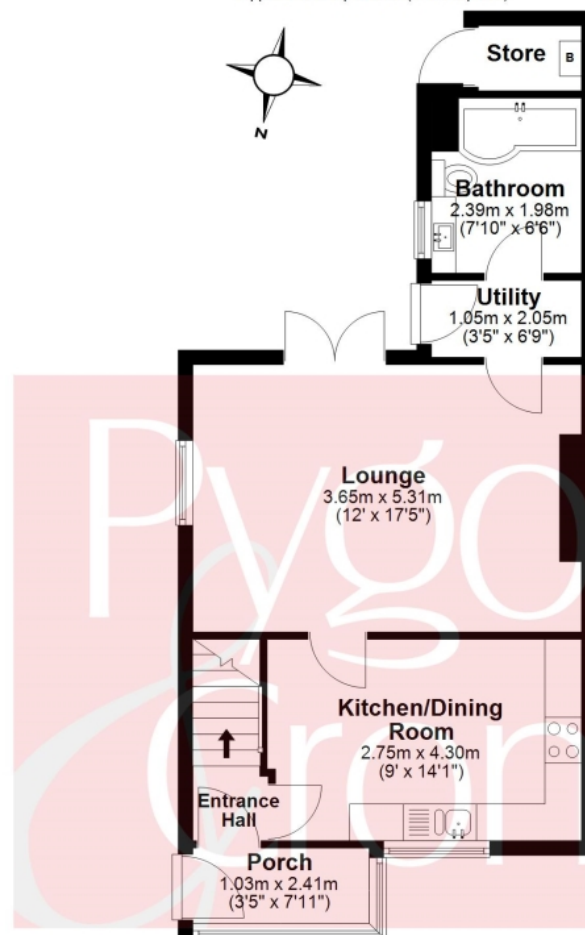
Outbuilding to Rear Left

Approx. 53.7 sq. metres (578.1 sq. feet)



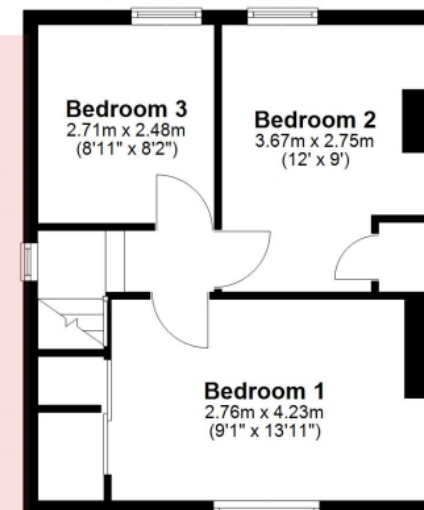
Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 134.0 sq. metres (1442.4 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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Your home may be repossessed if you do not keep up repayments on your mortgage.

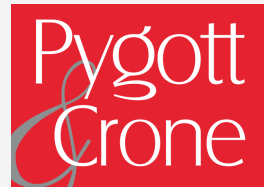
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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3 Newlands Road, Surfleet
is on the market with our Spalding branch

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