

Glen Villa, Station Road, Surfleet, Spalding

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



Glen Villa, 2 Station Road, Surfleet, Spalding, PE11 4DA

O.I.E.O £600,000 Freehold

This handsome detached period home exudes charm and character, offering spacious accommodation set across three floors retaining an abundance of original features, the property boasts elegant deep skirting boards, two staircases, and feature open fireplaces that enhance its timeless appeal. On the ground floor there is a spacious entrance hall, three separate reception rooms, a generous kitchen/breakfast room with utility room, store room and downstairs WC/Cloakroom. On the first floor there are four double bedrooms a family bathroom, a shower room and a separate wc and the second floor boast three further bedrooms and en-suite. Surrounded by generous lawned gardens of approximately 0.4 acres in total with views over the river Glen, this home provides a tranquil and picturesque setting, perfect for outdoor entertaining or family enjoyment. A versatile stable block/garage adds further potential, whether for garage use, storage, or subject to planning permission conversion into a self-contained annex.

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ACCOMMODATION

Entrance Hall - With two stair cased leading to the first floor, built in storage cupboard, radiator, power points and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, built in storage and frosted window.

Lounge - 25'3" x 15'9" (7.7m x 4.8m) With bay window overlooking the front and further window to the side, brick fireplace with woodburning stove, coved ceiling, picture rail, radiator and power points.

Sitting Room - 17' x 15'1" (5.18m x 4.6m) With attractive feature fireplace and woodburning stove, windows to the front and side, radiator, power points, coved ceiling and built in storage cupboard.

Dining Room - 15'3" x 14'8" (4.65m x 4.47m) With bay window to the side, panelled walls, attractive feature fireplace, radiator and power points.

Kitchen/Breakfast Room - 21'3" x 16'8" (6.48m x 5.08m) With fitted units comprising, double drainer sink with cupboard below, good range of wall and base units, walk in pantry, space and plumbing for washing machine, space for fridge, two windows overlooking the garden and door to:

Utility Room - 14'7" x 13'4" (4.45m x 4.06m) With windows to the side and rear, door to the rear garden, radiator and door leading to:

Boiler Room - 13'4" x 8'2" (4.06m x 2.5m) Housing boiler and useful storage.



First Floor Landing - With stairs leading to the second floor and door leading to:

Bedroom - 20'2" x 16'8" (6.15m x 5.08m) With window overlooking the front, radiator, power points and door leading to:

Dressing Room - With useful storage.

Bedroom - 16'2" x 15'5" (4.93m x 4.7m) With window overlooking the front, fitted wardrobe cupboard, radiator and power points.

Bedroom - 16'3" x 15'9" (4.95m x 4.8m) With window overlooking the rear, built in wardrobe cupboard, radiator and power points.

Bedroom - 15'8" x 15'3" (4.78m x 4.65m) With window overlooking the rear, radiator and power points.

Study - 11'6" x 7'8" (3.5m x 2.34m) With window overlooking the front, radiator and power points.

Bathroom - With panelled bath, wash hand basin, fitted storage cupboard and window.

Shower Room - Modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin with cupboard below, heated towel rail and window.

WC - With low level wc and window.

Second Floor - With window overlooking the front and door leading to:

Bedroom - 16'1" x 15'4" (4.9m x 4.67m) With radiator, power points, window to the rear and door leading to:

En-Suite Shower Room - With shower cubicle, low level wc and wash hand basin.

Bedroom - 15'4" x 13'8" (4.67m x 4.17m) With radiator, power points and window to the side.

Bedroom - 16'1" x 13'7" (4.9m x 4.14m) With radiator, power points and window to the side.

Bedroom/Store Room - 16'2" x 15'9" (4.93m x 4.8m) With hot and cold water tanks.

Outside - To the side there is a gated driveway providing lots of off road parking leading to:

Detached Garage/Stable - 23'1" x 15'5" (7.04m x 4.7m) With double opening doors and mezzanine floor. There is also a separate stable/Workshop to the rear of the stable.

Rear Garden - The property sits on an approximately 0.4 acre established plot being mainly lawned with mature trees and shrubs with views over the church perfect for outdoor entertaining or family enjoyment.