



## Westview Woodhouse Lane, Moulton Seas End, Spalding Lincolnshire PE12 6JY

Price £399,999 Freehold

\*\*\* A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS INDIVIDUAL COUNTRY RESIDENCE WITH OPEN COUNTRYSIDE VIEWS \*\*\*

Morriss and Mennie Estate Agents are pleased to offer For Sale this SEMI-RURAL DETACHED COUNTRY RESIDENCE offering three bedrooms, two reception rooms and is positioned on a good non estate plot boasting countryside views.

The property has been fully renovated in the last seven years and comes complete with off-road parking, which could be extended for multiple vehicles if needed.

Internally, the OPEN PLAN KITCHEN/DINER offers a bright and airy sociable kitchen space, which continues on to a DOUBLE ASPECT LOUNGE. With the separate study completing the ground floor accommodation. Stairs then lead to the first floor accommodation with the landing having doors arranged off to three bedrooms, with bedroom one benefiting from a modern three-piece en-suite. A bespoke four piece bathroom suite serves the two further bedrooms, with bedroom three having fitted wardrobes.

The property is enclosed by panel fencing and mature hedging. The rear garden is open and is predominately laid to lawn with a wrap-around garden.

The property is just a 3-4 minute drive to Moulton village, which offers local amenities such as local Convenience shop with Post Office facilities, a Public House, Butchers, Doctors Surgery and a Primary School.



8 Bridge Street, Spalding, PE11 1XA  
01775 767575

10 West End, Holbeach, PE12 7LW  
01406 422907

Through the UPVC obscured double glazed front door, into the:-

**OPEN PLAN KITCHEN/DINER :**  
28'3" x 14'0" (8.61m x 4.27m)

With UPVC double glazed windows to the front, rear and side, UPVC double glazed French doors to the rear, Sky window in the ceiling, range of base units with a work surface over, sink with a mixer tap over, space and plumbing for a washing machine, space and point for a fridge/freezer, integrated electric oven and grill, tiled splash-back's, power points (some with USB charging) and a radiator.

Through internal wooden French doors, into the:-

**LOUNGE :**  
25'4" x 12'2" (7.72m x 3.71m)

Two double glazed windows to the front, UPVC double glazed French doors to the side, radiator, power points, TV points.

Internal door leading through to the inner hallway.

**INNER HALLWAY :**

Stairs leading off to the first floor accommodation, UPVC double glazed window to the rear, radiator, power points, skimmed ceiling with inset spotlights.

**STUDY :**  
4'0" x 6'0" (1.22m x 1.83m)

UPVC double glazed window to the side, radiator, power points.

**LANDING :**

UPVC double glazed window to the rear overlooking fields, skimmed and coved ceiling with inset spotlights, radiator, power points, loft hatch.

**FOUR PIECE FAMILY BATHROOM :**

UPVC obscured double glazed window to the rear, a separate bath with a side mounted mixer tap over, fully tiled double shower cubicle with a built-in mixer shower over having an oversized fixed shower-head and a separate shower-head on a sliding adjustable rail, vanity wash basin with a mixer tap over and having storage drawers beneath, W.C with a push button flush, mounted light with shaving points and a wall mounted heated towel rail.

**PRINCIPLE BEDROOM :**  
14'0" x 12'0" (4.27m x 3.66m)

UPVC double glazed window to the front, radiator, power points (some with USB charging).

**EN-SUITE :**

UPVC double glazed window to the front, fully tiled shower cubicle with an electric mixer shower, pedestal wash basin with taps, W.C with a push button flush, double shaver point, extractor fan and a wall mounted heated towel rail.

**BEDROOM TWO :**  
11'1" x 9'9" (3.38m x 2.97m)

Being double aspect with UPVC double glazed windows to the front and side, radiator and power points.

**BEDROOM THREE :**  
9'8" (max) x 8'3" (max) (2.95m (max) x 2.51m (max))

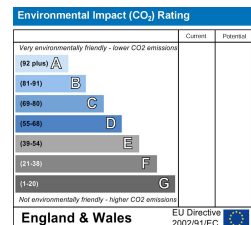
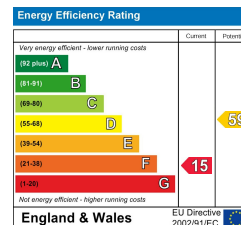
UPVC double glazed window to the side, built-in double wardrobe, radiator, power points (some with USB charging).

**EXTERIOR :**

The property is approached via post and rail fencing and a five bar gate, which then opens up to the gravelled off-road parking. The off-road parking has the potential to be extended if needed. A wraparound garden sits on an acre plot (sts) and has field views to the side and rear.

**SERVICES :**

- Council Tax Band - C (subject to change)
- Energy Efficiency Rating - G
- Gas Central Heating



**Viewing Arrangements**

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.  
Open 6 days

**Spalding Office**

Mon-Fri 8.30am to 6pm  
Saturday: 9am to 4pm  
Sunday: Closed

**Holbeach Office**

Mon-Fri 9am to 5.30pm  
Saturday: 9am to 2pm  
Sunday: Closed

**Offer Procedure**

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

**Mortgage Advice**

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

**Legal Fees**

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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**INDEPENDENT MORTGAGE ADVICE**

**EVENING & WEEKEND APPOINTMENTS AVAILABLE**

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