

Seas End Road, Moulton Seas End, Spalding, PE12

APPROX. GROSS INTERNAL FLOOR AREA 2266 SQ FT 210.5 SQ METRES (INCLUDES GARAGE)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of calculation.



Seas End Road, Moulton Seas End, Spalding
Lincolnshire PE12 6LD

Price £395,000 Freehold

Welcome to this charming detached house located on Seas End Road in the picturesque village of Moulton Seas End, Spalding. This stunning pre-1900s detached house is a true gem waiting to be discovered.

As you step inside, you are greeted by four spacious reception rooms, offering ample space for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space and privacy.

The property's historical significance shines through, having been originally built in the 1860s, adding a touch of character and charm that is hard to find elsewhere. Situated on an acre plot, the house provides a sense of privacy and tranquillity that is perfect for those seeking a peaceful retreat.

Furthermore, the property offers ample off-road parking with space for up to 6 vehicles, making it ideal for families or those who enjoy entertaining guests. The outside entertaining area and bar, complete with WiFi, offer the perfect setting for hosting gatherings or simply relaxing in the fresh air.

Located in a sought-after semi-rural village, this property combines the best of both worlds - the peace and quiet of the countryside with the convenience of nearby amenities. Don't miss out on the opportunity to make this unique and historic house your new home.

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10 West End, Holbeach, PE12 7LW

01406 422907

www.morrissandmennie.com



Energy Efficiency Rating	
Current	Potential
A (92 plus)	73
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
47	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A (92 plus)	73
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
47	

England & Wales EU Directive 2002/91/EC

Through the wooden stable door, into the:-

UTILITY/BOOT ROOM :

12'0" x 7'4" (3.66m x 2.24m)

Having two wooden sealed double glazed windows to the front, a wooden sealed double glazed window to the side, space and point for a chest freezer, space and point for a tumble dryer, space and plumbing for a washing machine, power points, fuse box.

KITCHEN/DINER :

16'8" x 12'1" (5.08m x 3.68m)



UPVC double glazed window to the side, an internal wooden sealed double glazed window to the front looking onto the boot room, an internal wooden door to the boot room, a block archway through to the dining/family room and a barn style sliding door to the lounge.

Bespoke base and eye level units with a work surface over, Belfast sink with a mixer tap over, a freestanding Range with a double oven, and electric hob and extractor hood over, space and plumbing for a dishwasher, tiled floor, radiator, power points, skimmed ceiling with inset spotlights, space and point for a fridge/freezer.

DINING/GARDEN ROOM :

12'5" x 6'5" (max) (3.78m x 1.96m (max))

UPVC bi-folding doors to the rear, a floor to ceiling UPVC double glazed window to the rear, radiator, power points, TV point, skimmed ceiling with inset spotlights, Shaker style base units with a work surface over.

CLOAKROOM :

UPVC obscured double glazed window to the side, W.C, wash hand basin with a mixer tap over, tiled splash-back's, tiled floor, radiator.

DOUBLE ASPECT LOUNGE :

14'5" x 12'0" (4.39m x 3.66m)



UPVC double glazed windows to the front and side, a multi-fuel burner, radiator, power points, wall lights, an internal door to the side entrance which then leads on to a hallway with a storage cupboard.

FAMILY ROOM :

14'5" x 11'8" (4.39m x 3.56m)



UPVC double glazed window to the side, internal wooden door to the conservatory, an internal Georgian wooden window to the side entrance, an open fireplace, radiator, power points, wall lights.

CONSERVATORY :

14'0" x 10'0" (4.27m x 3.05m)

Of brick and UPVC construction with UPVC double glazed windows to the rear and UPVC double glazed French doors to the side, radiator, power points, fuse box, wooden door to the family room, UPVC double glazed French doors to the family/dining room.

SIDE ENTRANCE :

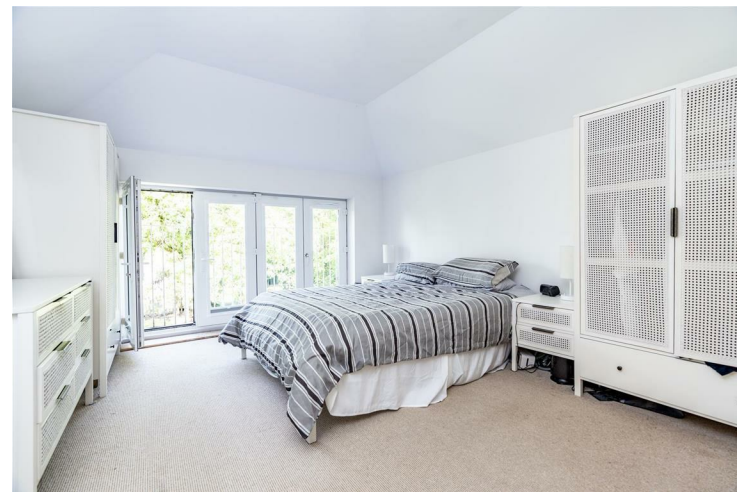
UPVC obscured double glazed door to the side, stairs leading up to the first floor accommodation.

LANDING :

Having a radiator, wall light, power points, airing cupboard.

BEDROOM ONE :

12'8" x 11'8" (3.86m x 3.56m)



UPVC double glazed bi-folding doors onto a Juliet balcony which overlooks the garden, a part vaulted ceiling, loft access, radiator and power points.

EN-SUITE :



UPVC obscured double glazed window to the side, W.C with a push button flush, pedestal washbasin with a mixer tap, fully tiled shower cubicle with a built-in mixer shower having an oversized fixed shower-head and a separate shower-head on a sliding adjustable rail, wall mounted heated towel rail.

BEDROOM TWO :

14'6" x 12'0" (4.42m x 3.66m)

UPVC double glazed window to the side, decorative fireplace, radiator, power points, wall lights and a single storage cupboard.

BEDROOM THREE :

11'8" x 10'4" (max) (3.56m x 3.15m (max))

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

BEDROOM FOUR :

9'2" x 8'1" (2.79m x 2.46m)

UPVC double glazed window to the front, airing cupboard, built-in wardrobes, radiator and power points.

RE-FITTED FOUR PIECE BATHROOM :

Having a skylight to the ceiling, a Japanese deep bath with a mixer tap and a mixer tap handheld shower over, fully tiled shower cubicle with a built-in mixer shower, vanity washbasin and a W.C with a push-button flush all set with storage cupboards and having a work surface over, wall mounted medicine cabinet with a mirror front, storage cupboards, fully tiled walls, inset spotlights, wall mounted heated towel rail, loft access.

EXTERIOR :



The property sits on approximately a 1 acre plot, with the front garden being laid to lawn area and enclosed by a mixture of both panel fencing and mature hedging. The property benefits from having gravelled off-road parking for numerous vehicles and leads to the detached double garage. The rear garden is enclosed by panel fencing and is predominantly laid to lawn with a patio and decking seating area. To the bottom right corner there's a gravelled seating area with remote controlled lighting, Wi-Fi and power, as well as having an outside bar, making the space ideal for entertaining.

DETACHED DOUBLE GARAGE :

Having power and lighting connected and one remote controlled electric roller door.

SERVICES :

Council Tax Band - E (subject to change)

Energy Efficiency Rating - E

Oil Heating

Septic Tank

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	Holbeach Office
Mon-Fri Saturday: Sunday:	8.30am to 6pm 9am to 4pm Closed
Mon-Fri Saturday: Sunday:	9am to 5.30pm 9am to 2pm 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.