



Total area: approx. 197.8 sq. metres (2129.4 sq. feet)



**Fengate, Moulton Chapel, Spalding  
Lincolnshire PE12 0XR**

**Price £499,950 Freehold**

NO CHAIN, NO NEAR NEIGHBOURS AND PANORAMIC FIELD VIEWS

2,129 ft<sup>2</sup>

Nestled in the charming location of Fengate, Moulton Chapel, this detached modern house built in 2000 is a true gem waiting to be discovered. Boasting 3 reception rooms, 5 double bedrooms, and 2 bathrooms, this property offers ample space for comfortable living.

Spread across 2,129 ft<sup>2</sup>, this home provides privacy with no near neighbours and stunning field views to the front, side, and rear. The detached oversized double garage/workshop with a games room above is a versatile space, perfect for creating a detached annex for elderly parents or for first-time buyers looking to save up for their first home.

Step inside to discover 3 reception rooms, including a farmhouse-style kitchen/diner, a separate family room, a study, and a lounge to the rear with a feature Inglenook fireplace and inset multi-fuel burner, creating a cosy and inviting atmosphere.

Built by the current owner, this property features underfloor heating both upstairs and downstairs, ensuring warmth and comfort throughout the year. With parking for 10 vehicles, there is plenty of space for family and guests.

Conveniently located with great road links to the A16, connecting you to Peterborough, Spalding, Boston, and Stamford, this property offers easy access to nearby amenities such as Moulton Chapel's local Convenience Shop and Primary School, with Moulton Primary School just a 5-minute drive away.

Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings and modern comforts it has to offer.

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01406 422907

[www.morrissandmennie.com](http://www.morrissandmennie.com)

Energy Efficiency Rating	
Current	Potential
A (92 plus)	88
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
65	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A (92 plus)	88
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
England & Wales EU Directive 2002/91/EC	



Through the solid wood front door, into the:-

#### ENTRANCE HALL :

Having underfloor heating, stairs leading up to the first floor accommodation, wall lights, skimmed ceiling, York stone flooring.

#### FAMILY ROOM :

12'0" x 12'0" (3.66m x 3.66m)

Wooden sealed double glazed window to the front enjoying open field views from the comfort of your sofa, underfloor heating, power points.

#### STUDY :

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

Wooden sealed double glazed window to the side, slate flooring with underfloor heating, power points and a fuse box.

#### CLOAKROOM :

Wooden sealed double glazed window to the side, W.C with a push button flush, pedestal washbasin with taps over, tiled splash-back's, slate flooring with underfloor heating.

#### WALK-IN PANTRY :

7'0" x 6'5" (2.13m x 1.96m)

Wooden sealed double glazed window to the side, underfloor heating, power points, space and point for a fridge/freezer.

#### LOUNGE :

22'7" x 14'2" (6.88m x 4.32m)

Wooden sealed double glazed window to the side, wooden sealed double glazed French doors to the side with field views, underfloor heating, power points, TV point, feature Inglenook fireplace with a multi-fuel burner, wall lights.

#### UTILITY ROOM :

9'0" x 7'0" (2.74m x 2.13m)

Wooden sealed double glazed window to the rear enjoying field views, a solid wood stable door with a window to the side, base and eye level units with a work surface over, sink and drainer with taps over, floor mounted oil boiler, space and plumbing for a washing machine, space and point for a tumble dry, underfloor heating, power points.

#### TRIPLE ASPECT KITCHEN/DINER :

19'7" x 11'6" (5.97m x 3.51m)



Wooden sealed double glazed window to the front enjoying open field views, wooden sealed double glazed window to the side and to the rear, bespoke solid wood base and eye level units with a solid wood work surface over, sink and drainer with a mixer tap over. double Range with double oven and grill having an electric burner hob and extractor hood over, space and point for a fridge/freezer, underfloor heating, York stone flooring, exposed beams and power points.

#### LANDING :

Wooden sealed double glazed windows to the front and side, real wood flooring, loft access and power points.

#### BEDROOM ONE :

20'7" (max) narrowing to 14'4" x 14'0" (6.27m (max) narrowing to 4.37m x 4.27m)



Having a floor to ceiling wooden sealed double glazed window to the side enjoying field views from the comfort of your bed, a further wooden sealed double glazed window to the side, an airing cupboard, underfloor heating, power points and a working open fireplace.

#### EN-SUITE :

Fully tiled shower cubicle with a built-in mixer shower over, pedestal washbasin with taps over, W.C with a push button flush, wall mounted heated towel rail.

#### FOUR PIECE FAMILY BATHROOM :

Wooden sealed double glazed window to the side, panelled bath with taps over, pedestal washbasin with taps over, W.C with a push button flush, fully tiled shower cubicle with a built-in mixer shower, wall mounted heater towel rail.

#### BEDROOM TWO :

11'9" x 9'8" (3.58m x 2.95m)

Wooden sealed double glazed window to the front enjoying open field views, underfloor heating and power points.

#### BEDROOM THREE :

11'9" x 9'8" (3.58m x 2.95m)

Wooden sealed double glazed window to the side, underfloor heating and power points.

#### BEDROOM FOUR :

12'0" x 9'6" (3.66m x 2.90m)

Wooden sealed double glazed window to the front enjoying open field views, underfloor heating and power points.

#### BEDROOM FIVE :

12'0" x 9'6" (3.66m x 2.90m)

Wooden sealed double glazed window to the side, underfloor heating and power points.

#### EXTERIOR :

The property sits on a non-estate plot with front, side and rear gardens. To the front there is a laid to lawn area, with a beautiful bespoke made cottage porch leading to the front door. The side of the house offers block paved off-road parking for approximately 10 cars, which continues to the detached double garage/workshop with games room. There is potential for the garage to be converted to a

separate detached annex if needed giving the occupants plenty of space (subject to approval).

There is side gated access to both sides of the property, which continue to the rear garden having panel fencing to the front, wire fencing and hedging to the side and low-level panel fencing to the rear allowing enjoyment of the open fields. The front and side gardens are predominantly laid to lawn with a paved patio seating area, a shed, an outside tap and outside lighting. In addition, situated behind the double garage is a lean to storage shed.

#### DETACHED OVERSIZED DOUBLE GARAGE/WORKSHOP :

25'6" x 20'4" (7.77m x 6.20m)

Having two separate arch top wooden doors to the side for vehicle access, power and lighting connected, separate fuse box.

Further parking space can be located behind the double garage, along with a lean to storage shed. and metal stairs leading to the games room.

#### TRIPLE ASPECT GAMES ROOM :

24'7" x 20'4" (7.49m x 6.10m/1.22m)

Wooden sealed double glazed windows to both sides, with one side enjoying field views and the other overlooking the house. Two further wooden sealed double glazed windows to the front enjoying open field views, power points, skimmed ceiling with inset spotlights and loft access.

#### SERVICES :

Council Tax Band - D (subject to change)  
Energy Efficiency Rating - D  
Oil Central 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			
<b>Spalding Office</b>		<b>Holbeach Office</b>	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	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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