



3 Cornelius Close, Moulton Chapel, Spalding Lincolnshire PE12 0FN

Price £274,950 Freehold

**** A VIEWING IS HIGHLY RECOMMENDED ****

Welcome to Cornelius Close, a beautifully presented property located in the picturesque semi-rural village of Moulton Chapel in Spalding. This beautiful detached house, built in 2021 by the renowned Postland Developments, offers a perfect blend of modern living in a charming village setting.

As you step inside, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. The property boasts three well-appointed bedrooms, providing ample space for a growing family or those in need of a home office, along with two bathrooms, ensuring that everyone has their own space and privacy. The parking has space for three vehicles, offering convenience and peace of mind for you and your guests.

The village of Moulton Chapel is known for its tranquillity and community spirit, making it the perfect place to call home. This semi-rural village has a warm and vibrant community and is enveloped by surrounding fields and agricultural land. The villages of Cowbit, Weston, Weston Hills and Moulton are approximately a 5 minute drive in different directions, but offer a range of services including Public Houses, Restaurants, Convenience Shops, Family Butchers, Baytree's Garden Centre, a Doctors Surgery and Village Primary Schools, along with the local Churches having Flower Festivals and Parades.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

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

ENTRANCE HALL :

With stairs leading up to the first floor accommodation, radiator, power points, skimmed ceiling with inset spotlights, understairs storage cupboard.

CLOAKROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush, pedestal washbasin with a mixer tap over, half-height tiled walls, wall mounted heated towel rail and skimmed ceiling with inset spotlights.

DOUBLE ASPECT KITCHEN :

13'5" x 9'0" (4.09m x 2.74m)

UPVC double glazed windows to the front and side, upgraded kitchen units with base and eye level units and a work surface over, sink and drainer with an upgraded mixer tap over, integrated electric oven and grill with a four burner induction hob and extractor hood over, integrated fridge and freezer, upgraded integrated washing machine, upgraded integrated tumble dryer, space and point for a table or an American fridge/freezer, power points, automatic gas boiler housed in a cupboard, skimmed ceiling with inset spotlights with a pendant light in the dining area.

OPEN PLAN LOUNGE/DINER :

19'0" x 13'1" (5.79m x 3.96m/0.30m)

UPVC double glazed window to the rear and UPVC double glazed French doors opening out to the rear garden, radiator, power points, skimmed ceiling, digital thermostat control, TV and telephone point.

LANDING :

Positioned halfway up the stairs is a UPVC double glazed window to the front. With the landing having a UPVC double glazed window to the front, radiator, power points, skimmed ceiling with inset spotlights, loft hatch, airing cupboard.

FAMILY BATHROOM :

UPVC obscured double glazed window to the side, panelled bath with a mixer tap over and a built in mixer shower on a sliding adjustable rail with a shower screen, wall mounted heated towel rail, vanity washbasin with a mixer tap over, W.C with a push button flush, half-height tiled walls, double shaver point, skimmed ceiling with inset spotlights and an extractor fan.

PRINCIPLE BEDROOM :

12'0" x 9'8" (max) (3.66m x 2.74m/2.44m (max))

UPVC double glazed window to the rear, radiator, power points, skimmed ceiling.

EN-SUITE :

UPVC obscured double glazed window to the side, fully tiled double shower cubicle with a built-in mixer shower on a sliding adjustable rail, W.C with a dual push button flush, vanity washbasin with a mixer tap over, double shaver point, wall mounted heated towel rail, skimmed ceiling with inset spotlights and an extractor fan.

BEDROOM TWO :

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

UPVC double glazed window to the front, radiator, power points and skimmed ceiling.

BEDROOM THREE :

10'4" x 6'8" (3.05m/1.22m x 1.83m/2.44m)

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

EXTERIOR :

The property is approached by a double width patio path leading to the front door with its storm porch and courtesy lighting. The block paved off-road parking leads to the detached single garage, with a side pedestrian gate accessing the rear garden. The rear garden is predominately laid to lawn with a patio seating area, an outside tap and powerpoint, gated access to the side aspect.

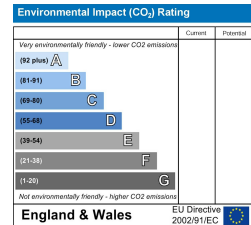
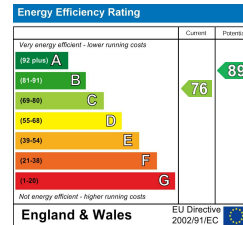
SINGLE GARAGE :

With power and lighting connected and having a manual up and over door.

SERVICES :

Council Tax Band - C (subject to change)

Energy Efficiency Rating - C



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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EVENING & WEEKEND APPOINTMENTS AVAILABLE

4 Finkin Street | Grantham | NG31 6QZ

T.01476 569090

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