

**Fengate, Moulton Chapel, Spalding
Lincolnshire PE12 0XL
Price £425,000 Freehold**

Beautifully modernised four double bedroom, three reception room DETACHED COTTAGE with open field views and a LARGE GARAGE/WORKSHOP.

Internally the separate entrance hall has doors arranged off to the DOUBLE ASPECT OPEN PLAN LOUNGE/DINER with multi-fuel burner and a window seat looking out onto the rural fields. The adjacent family room also benefits from field views and a multi-fuel burner. The 'L' shaped kitchen offers a range of bespoke handmade units, with a separate rear entrance having a utility area, an adjacent cloakroom and an internal door leading through to the garage/workshop.

The first floor landing window again allows for views over the rural fields to the front, with doors arranged off to the four double bedrooms. Bedroom one and two benefit from fitted wardrobes and low level windows to enjoy the views from the comfort of your bed. The refitted four piece bathroom suite serves all four bedrooms.

Externally the property sits on a large plot offering front, side and rear gardens. The current vendors have created additional parking for 3-4 vehicles to the front, with further off-road parking to the side which then leads to the garage/workshop; having been rewired in 2012 to allow for heavy machine usage. Pedestrian side and front gates access the larger than average rear garden with its field views to the side.

The property is situated on the outskirts of Moulton Chapel, with its fantastic village amenities including a local Public House, Oriental Takeaway Restaurant, Shop & Post Office, Butchers and the local village Primary School. Additionally the property benefits from road links to the A16 bypass connecting you to the Cathedral City of Peterborough in approximately 30 minutes, or Spalding in approximately 10 minutes where all major amenities can be found.

Energy Efficiency Rating	
Current	Potential
	77
	47

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC

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www.morrissandmennie.com

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

ENTRANCE HALL :

Stairs leading off to the first floor accommodation, telephone point, radiator, power points, understairs alcove.

DOUBLE ASPECT LOUNGE/DINER :

19'2" x 12'0" (narrowing to 7'9") (5.84m x 3.66m (narrowing to 2.36m))



UPVC double glazed bay window to the front enjoying uninterrupted field views, UPVC double glazed French doors opening out to the rear garden, window seat, multi-fuel burner, radiator, power points, picture rail, wall lights.

FAMILY ROOM :

14'4" x 11'5" (4.37m x 3.48m)

UPVC double glazed window to the front enjoying field views, multi-fuel burner, radiator, power points, wall lights.

'L' SHAPED KITCHEN :

17'3" x 10'7" (narrowing to 7'6") (5.28m x 3.23m (narrowing to 2.31m))



UPVC double glazed windows to the rear and side, internal wooden single glazed window to the side, bespoke handmade in-frame base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and plumbing for a dishwasher, tiled floor, space and point for a double Range, space and point for an American fridge/freezer, tiled splash backs.

DINING ROOM :

15'0" x 7'4" (4.57m x 2.24m)



UPVC double glazed window to the rear enjoying field views, radiator, power points, tiled floor, internal door to the inner hallway & utility room.

Note: Chimney could be opened up for a log burner if needed

INNER HALLWAY :

13'2" x 5'6" (4.01m x 1.68m)

UPVC double glazed window to the side enjoying field views, tiled floor, radiator, power points, door through to the boot room.

BOOT ROOM :

Space and point for a freezer, space and point for a tumble dryer, power points, shelving.

UTILITY AREA :

7'0" (max) x 5'7" (max) (2.13m (max) x 1.70m (max))

Cream Shaker style base units with a work surface over, sink and drainer with taps over, tiled splash backs, space and plumbing for a washing machine, tiled floor.

DOWNSTAIRS CLOAKROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush, pedestal washbasin with taps over, tiled splash backs, tiled floor, radiator, extractor fan.

LANDING :

UPVC double glazed window to the front enjoying field views, power points, loft access.

BEDROOM ONE :

13'3" x 11'6" (4.04m x 3.51m)

Low level UPVC double glazed window to the rear, fitted wardrobes with shelving and hanging space, radiator, power points.

BEDROOM TWO :

12'6" x 12'0" (3.81m x 3.66m)

Double aspect with a UPVC double glazed window to the side and a low level UPVC double glazed bay window to the front enjoying uninterrupted field views, built-in wardrobes with shelving and hanging space, radiator, power points, telephone point.

BEDROOM THREE :

14'2" x 7'4" (4.32m x 2.24m)

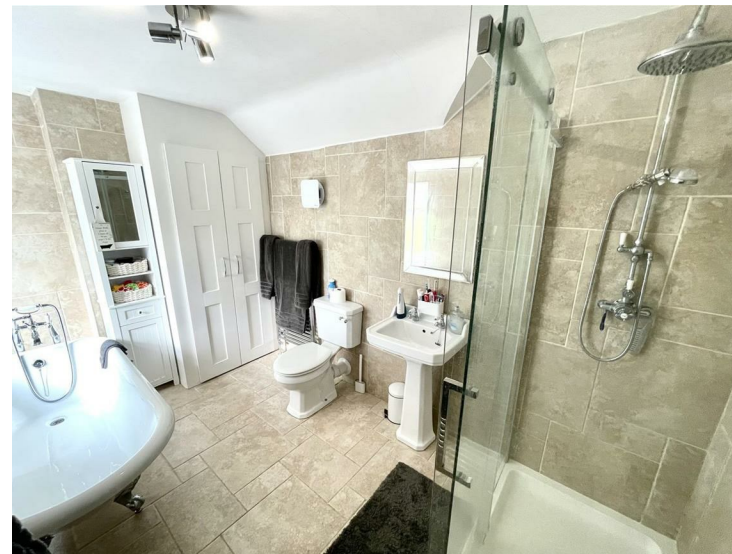
UPVC double glazed window to the rear enjoying field views, radiator, power points.

BEDROOM FOUR :

11'92 x 7'7" (3.35m x 2.31m)

Two UPVC double glazed windows to the rear overlooking the garden, radiator, power points, loft access.

REFITTED FAMILY BATHROOM :



UPVC obscured double glazed window to the side, free standing roll edge bath with a telephone style mixer tap and a handheld shower over, fully tiled double shower cubicle with a built-in mixer shower having an oversized fixed shower head and a separate shower head on a sliding adjustable rail, pedestal washbasin with taps over, W.C, two wall mounted heated towel rails, extractor fan, tiled floor, fully tiled walls, airing cupboard with tank.

EXTERIOR :

The property is enclosed by a picket fence with the current owners creating off-road parking to the front for 3-4 vehicles, with a patio path then leading to the front door with its courtesy lighting. There is side access to further off-road parking which leads to the garage/workshop, with a picket gate opening up to

the side of the dwelling.

The side and rear gardens are enclosed by panel fencing and mature tree, with an Indian sandstone patio seating area is positioned adjacent to the side entrance and the lounge/diner. Additionally there is a half standing concrete base for a greenhouse, raised vegetable patches with railway sleeper borders, an outside tap and the outside oil boiler, with the rest of the garden then being laid to lawn with an outside shed and a double car-port. A further picket fence allows for views of the rural fields to the side.

DOUBLE GARAGE/WORKSHOP :

25'2" x 17'6" (estimated) (7.67m x 5.33m (estimated))

Wooden double gates open up to the front providing gravelled vehicular access or workshop usage. Power and lighting is connected with the electrics being upgraded to accommodate heavy machine usage and is on a separate fuse box.

AGENTS NOTES :

Central Heating and Windows Upgraded in 2016

Bathroom Refitted in 2016

Front Door Upgraded in 2020

West Facing Garden

SERVICES :

Council Tax Band - C (subject to change)

Energy Efficiency Rating - E

Oil Central Heating

Septic Tank

Good WiFi with Download Speed of upto 1gb

DIRECTIONS :

From our Office on Bridge Street, proceed over the bridge, turn right onto Churchgate, proceed onto Cowbit Road, continue along to the roundabout, proceed straight over onto the A16, continue to the next roundabout, turn left towards Moulton Chapel, upon reaching Moulton Chapel, continue round the bend onto Fengate staying on this road where the property can be found on the left hand side.

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	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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