



Woodgate Road, Moulton Chapel Spalding
Guide Price **£350,000** **Freehold**

**Sharman
Quinney**

Key Features



- Barn Style Detached Home
- Three Double Bedrooms
- Light & Airy Family Lounge
- Landscaped Garden
- Semi-Rural Setting

Ground Floor

Glazed double French doors to entrance lobby, with brick exposed facia to one wall, double doors to cloak cupboard, and double latch key doors to

Entrance Hall

Stairs to the first floor and landing with storage cupboard under, brick facia wall, double glazed door to the rear garden, feature timber and tiled flooring, open recess to the lounge. Doors to the following:

Cloakroom

Fitted with a two-piece suite comprising wash hand basin and low-level WC, timber and inset tiled flooring, and radiator.

Lounge 5.9m x 3.9m (19'4" x 12'9")

Double wooden latch key doors from the hall, feature



brick facia to one wall, timber double glazed window to the front and side, solid timber flooring, double glazed French doors to the garden, contemporary fitted fireplace surround, with inset coal effect fire, and open recess to the entrance hall.

Kitchen Diner 5.9m x 3.1m (19'4" x 10'4")

A contemporary modern kitchen offering one and a half stainless steel sink unit, double glazed window to the front, extensive range of fitted drawer and base units, fitted solid wood work tops, matching wall boards, brick facia to one wall, solid wooden flooring, recess housing a Rangemaster cooking range, glass and stainless steel extractor hood over, integrated dishwasher and washing machine, timber double glazed French doors to the rear garden, and wall hung radiator.

First Floor

Galleried Landing

Brick facia wall, exposed beams, double glazed window to the rear, airing cupboard housing hot water tank, (with wiring ready to accommodate solar panels),

Bedroom 1 3.9m x 3.2m (12'11" x 10'7")

Vaulted ceiling, double glazed timber window to the front, brick facia to one wall, exposed beam, TV point, timber flooring, doors to:

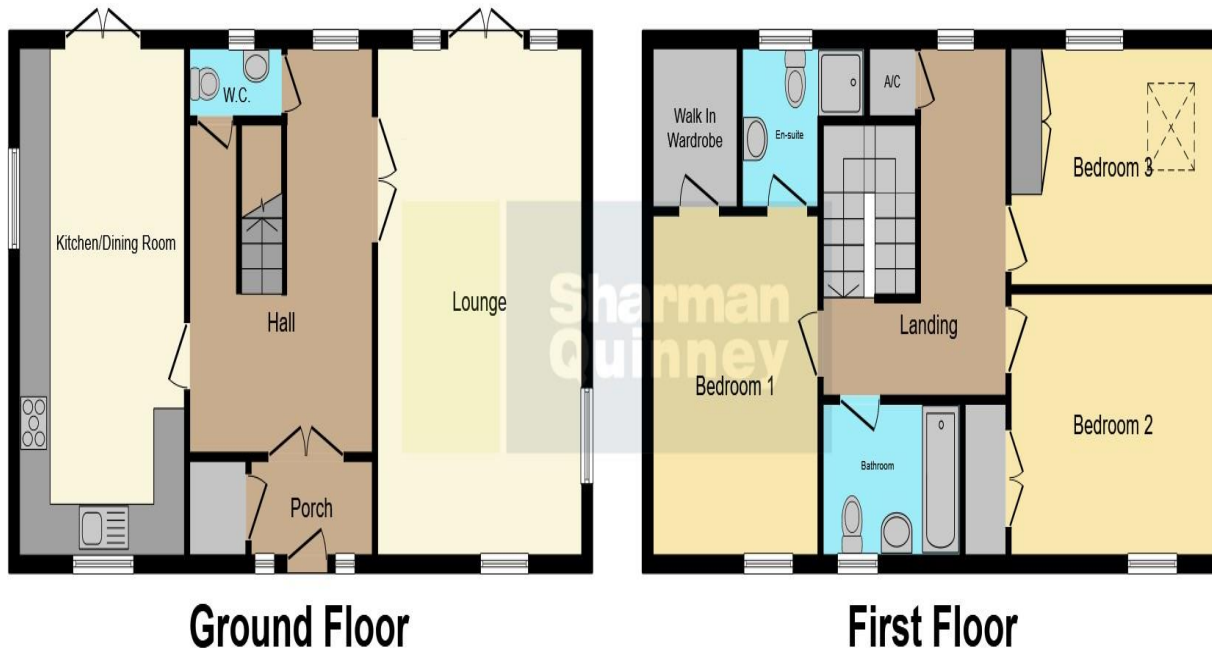
En Suite Dressing Room 1.82m x 1.6m (6'0" X 5'5")

Fitted shelving and hanging rails,

En Suite Shower Room

Three-piece suite with shower cubicle with mains shower, tiled surround, wash hand basin level WC, double glazed timber window to the rear, extractor fan, wall hung radiator





Ground Floor

First Floor

Bedroom 2 3.2m x 2.7m (10'6" x 9'2")
 Timber double glazed window to the rear, double doors to built in wardrobe, double glazed Velux style window to the vaulted ceiling, exposed beam and radiator.

Bedroom 3 3.9m x 3m (12'9" x 10'11")
 Double glazed timber window to the rear, vaulted ceiling, exposed beam, and double doors to wardrobe, and radiator.

Bathroom
 Three-piece suite with panelled bath with mid set taps, wash hand basin set on a timber pedestal, low level WC, brick facia wall, retro style cast iron radiator a with chrome heated towel rail. Timber double glazed window to the front, extractor fan, timber flooring and beam to vaulted ceiling.

Outside

Front
 The front of the property is approached with a private driveway which extends to the front of the property via electric ornate double gates. The front of the property is gravelled and offers ample off-road parking and a secure access and frontage. The driveway also leads to a timber detached garage/workshop with power and light connected. Gated side access to the side and rear of the property.


Rear
 A landscaped garden offering a high degree of privacy with a central lawn. A two-tiered decking area with balustrade. Well stocked flower and shrub borders. Two-tiered timber decking area. Mature tree belt to the rear and side. Outside tap and oil storage tank to the side of the garage.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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