



17 Oakwood Park

This light, spacious and modern property was built in 2004 and is situated with a cul-de-sac position in the semi-rural village of Moulton Seas End.

The designs in the road vary, with this particular design being a popular one, having a generous dual aspect lounge and a kitchen-diner too. A conservatory added off the kitchen makes quite a difference to the living accommodation and has been used as an extra sitting room, dining room and playroom. It overlooks the back garden, which as you can see, is a really good size for such a modern property and isn't overlooked at the back at all. The garden has a lovely established outlook, with several mature trees on the other side of the boundary that very much adds to the feeling of privacy.

Ideal for a couple or young family, there is a downstairs cloakroom as well as an en-suite off the master bedroom and a family bathroom.

Despite its rural position, this country village has good access the A17 and is only 2 miles from the small market town of Holbeach, and 5 miles from the larger town of Spalding. The wonderful North Norfolk coast is just over half an hour away, and perfect for commuters, you can be in Peterborough in less than 40 minutes where the fast train link arrives in Kings Cross in 45 minutes.

No Chain

EPC - D

Council Tax Band - B

Drainage - Private / Communal Service Charge £65 pcm



A **cloakroom** has a tiled floor, chrome towel rail and comprises a two piece suite of low flush WC and pedestal wash basin.

Kitchen diner 4.55 m x 2.54 m (4'11" by 8'4") - Having a UPVC windows to the side and rear aspect and a pair of French doors through to the conservatory. The kitchen has a ceramic tiled floor and LED spotlights to the ceiling. Units comprise a range of wood effect work surfaces with drawer and cupboard units at both base and eye level. There is space for larger style refrigerator and a dishwasher, with integrated appliances including an electric hob and fan oven with extractor fan over. There is ample space for a dining table and chairs.



Conservatory 3.30 m x 1.84 m (10' 10" x 6'0) – Of brick and uPVC construction with a continuation of the tiled flooring, ceiling light fan, uPVC windows to the side and rear aspect with fitted blinds and uPVC French doors to the side aspect.

Lounge 4.54 m x 3.37 m (14'11" by 11'1") – A generous reception room which also has space for a dining table if required. There is a uPVC bay window to the front aspect and additional window to the side aspect, plus a radiator and oak effect laminate flooring. The lounge has a central ceiling light point and a door to an under stairs storage cupboard.

First Floor

Bedroom One 3.46 m x 3.29 m max (11'4" by 10'10") - has a UPVC window to the front aspect, radiator and central ceiling light point.

Ensuite shower room – Has a uPVC window to the side aspect and a chrome towel rail. It comprises a three-piece suite of tiled shower enclosure, pedestal wash handbasin and low flush WC.

Bedroom 2.78 m x 2.62 m (9'1" by 8'7") - Has a uPVC window to the rear aspect overlooking the garden, radiator and ceiling light point

Bedroom Three 2.61 m x 2.03 m (8'7" by 6'8") - Has a uPVC window to the rear aspect, radiator and ceiling light point.

Bathroom – Has a uPVC window, a towel rail and radiator. The bathroom comprises a three-piece white bathroom suite of panel bath, pedestal wash hand basin and low flush WC with attractive Victorian style patterned wall tiles where appropriate.

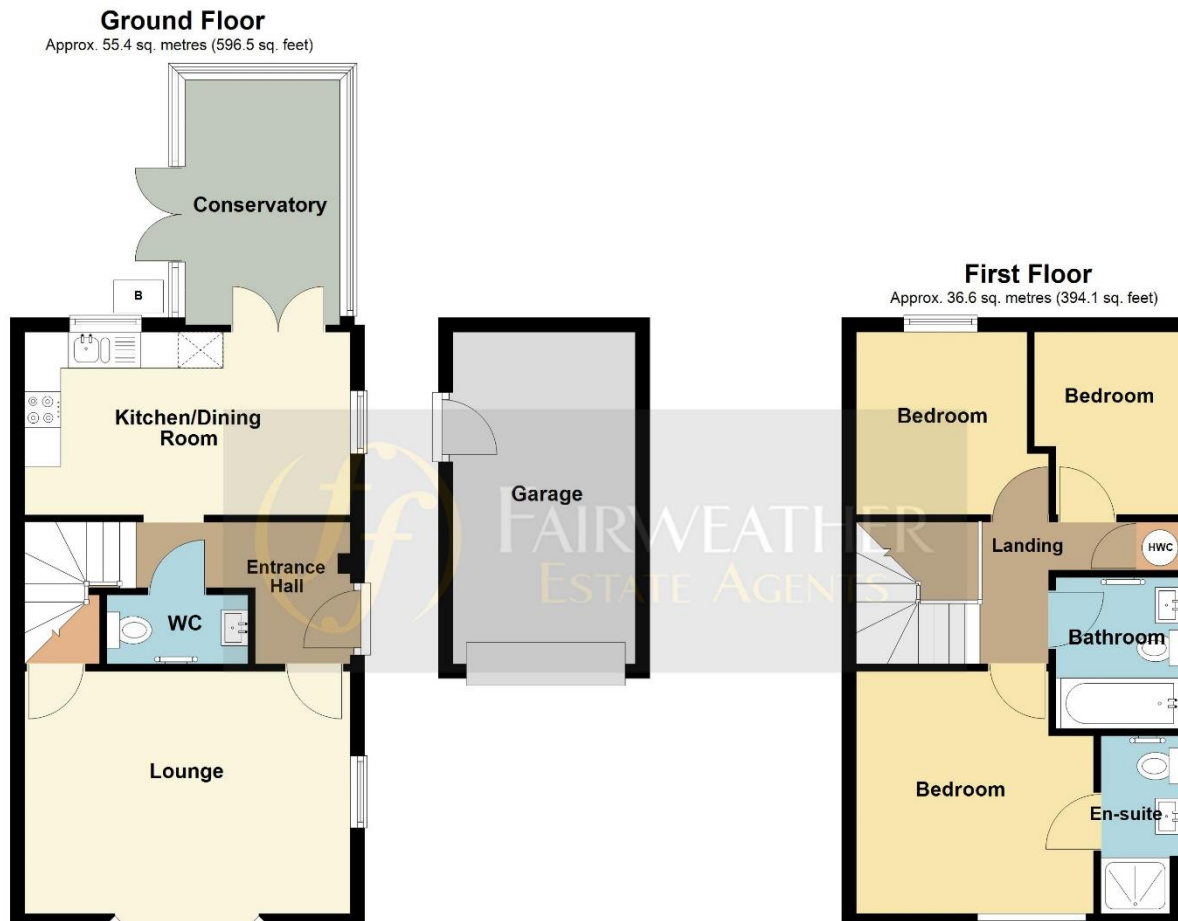
Outside – To the front of the property a gravel driveway provides off-road parking and access to the:

Detached Single Garage – Having an up and over door, light and power. There is a lawned garden to the front of the property with a paved footpath providing access to the side door and a gate leading into the rear garden. For such a modern property, the back garden is rather spacious and is enclosed by timber fencing, laid mainly to lawn with a paved patio area ideal for garden furniture. The back garden is surrounded beyond the fencing by mature and established trees and shrubs which add additional privacy and create a most attractive aspect. The timber shed will be included within the sale of the property. The oil fired boiler is situated to the rear of the property.

N.B - the property is freehold and a monthly maintenance charge of £65 a month is payable to maintain the grounds and the private drainage system (which is communal and not within the grounds of the property itself).







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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