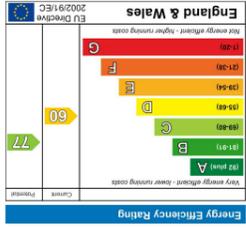


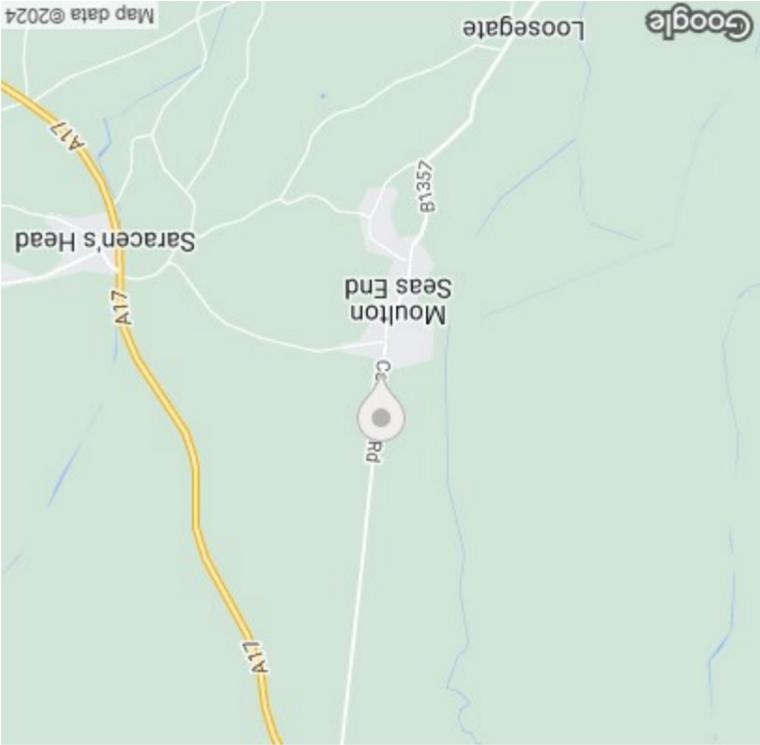
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, floorplans, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



Rose Villa Common Road

Moulton Seas End, PE12 6LF

Offers In Excess Of £620,000



Rose Villa Common Road

Moulton Seas End, PE12 6LF

Impeccably designed and stylishly presented, this significant property has an impressive total area of 328m² across two distinct buildings. Building one, spread over two expansive floors, features four generously sized bedrooms and three bathrooms for optimum comfort and convenience. The ground floor serves as a perfectly designed living area that hosts a dining room with patio doors outside to the courtyard, two living rooms, each equipped with an inviting fireplace and log burning stove adjoining a sun lounge with double patio doors onto a separate patio area, a fully fitted modern kitchen with complimentary granite worksurfaces, a quooker instant hot water tap, providing convenience and luxury in an instant. Versatile accommodation downstairs includes a large bedroom with patio access and garden views, a luxury shower room, a utility room and a boot room (offering potential for an additional self-contained annex). The first floor offers you the privacy of three bedrooms and a recently refitted luxury family bathroom. The master bedroom benefits from stunning Lincolnshire countryside views, a luxurious en-suite with double shower and twin wash hand basins. Building two also designed over two floors, features a double garage on the ground floor, plus an adjacent single garage with electric roller doors to the rear for access to the garden or additional storage. The first floor offers a bespoke self-contained space with integrated kitchen and living area with two compact yet comfortable carpeted bedrooms, and a modern luxury bathroom with a shower, promoting a sense of warmth - a perfect setting for cosy, intimate evenings. Experience a marriage of functionality and class in this unique property, an ideal choice for anyone seeking sophisticated and comfortable versatile living spaces in today's multi-generational society. The property benefits from wrap around lawned gardens, timber shed and summerhouse, a chicken run and 0.59 acre of land backing onto fields.

Main Building

Entrance Hall/Study
12'0" x 7'6"

Dining Room
12'2" x 14'1"

Living Room
14'3" x 12'4"

Kitchen
14'4" x 11'7"



Living Room
10'2" x 20'0"

Sun Lounge
14'10" x 11'0"

Boot Room
5'10" x 7'4"

Bathroom
6'0" x 7'5"

Utility Room
6'0" x 7'5"

Bedroom Four
20'0" x 11'4"

Landing
3'1" x 11'0"

Master Bedroom
14'4" x 14'4"

En-Suite
9'2" x 7'4"

Bedroom Two
10'11" x 12'3"

Bathroom
10'9" x 7'3"

Bedroom Three
10'3" x 12'3"

Building Two:

Garage
26'10" x 20'4"

Garage
26'9" x 11'3"

Kitchen/Living Area
18'4" x 12'0"

Master Bedroom
9'8" x 9'10"

Bedroom Two
9'7" x 9'10"

Bathroom
8'6" x 6'6"

EPC - D
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Tenure - Freehold

