



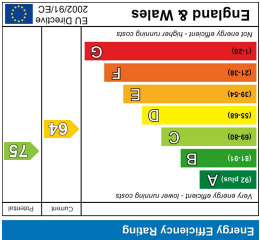
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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, 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 and 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.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL:- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



I Braybrooks Way

Moulton Chapel, Spalding, PE12 0QA

\*\*Guide Price £450,000 - £475,000\*\*  
Welcome to this exquisite property located in the sought-after South Lincolnshire village of Moulton Chapel, offering easy access to both Peterborough and Spalding. This executive detached house, built by Allison Homes in 2001, boasts a perfect blend of modern luxury and traditional charm, after undergoing a vast scheme of improvements by its current owners of over twenty years.

As you step inside, you are greeted by an impressive central entrance hallway, a large living room with feature fireplace, garden room extension with under floor heating, dining room, study, downstairs cloakroom, a modern high specification kitchen/diner with integrated Neff appliances, as well as an adjacent utility room with a door to the rear garden. Furthermore, the upstairs is accessed via a stylish staircase with newly fitted glass balustrade, leading to a grand galleried landing area with feature window to the front elevation, with four well-appointed double bedrooms, with a modern en-suite shower room to the master, as well as fitted wardrobes to two bedrooms. The family bathroom has been refitted with a large walk in shower and feature lighting. The fully modernised interior is adorned with luxurious features, ensuring a comfortable and stylish living experience. Conveniently located with easy access to Peterborough and Spalding, this home offers the perfect balance of tranquility and accessibility. Parking will never be an issue with space for up to six vehicles and a detached double garage with power and lighting. Don't miss this opportunity to own a piece of luxury in the heart of South Lincolnshire. Book your viewing today and envision the life of comfort and elegance that awaits you at Braybrooks Way.

- Entrance Hall  
6'11" x 11'1"
- Living Room  
22'6" x 11'10"
- Garden Room  
12'0" x 9'5"
- WC  
3'8" x 7'2"
- Kitchen/Diner  
9'6" x 17'9"
- Utility Room  
8'9" x 5'5"
- Dining Room  
10'4" x 11'10"
- Study/Bedroom  
6'8" x 8'11"
- First Floor Landing  
14'3" x 11'2"
- Hallway To Master Bedroom  
8'2" x 4'5"
- Master Bedroom  
10'2" x 12'7"
- En-Suite To Master Bedroom  
5'7" x 7'9"
- Bedroom Two  
11'3" x 13'6"
- Bathroom  
9'1" x 7'5"
- Bedroom Three  
11'1" x 12'2"
- Bedroom Four  
8'5" x 12'1"



- Garage  
16'7" x 17'0"
- EPC - D  
64/75
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION  
Construction: Standard  
Accessibility / Adaptations: Level Access  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Double Garage, Garage Detached, Driveway  
Shared, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Oil  
Internet connection: Ftp  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

