



13 Fen Gate  
Moulton Chapel PE12 0XL  
£499,995



## 13 Fen Gate

### Moulton Chapel PE12 0XL

Mid way between Spalding and Crowland this substantial detached home offers versatile, stylish accommodation in the village of Moulton Chapel. With easy access to the A16 the property comprises; Entrance Hall with a Cloakroom W.C. and the stairs to the first floor, good size Lounge, separate Dining Room with access to the rear Garden, spacious Study/Office and Family Room. Other ground floor rooms include a good size fitted Kitchen Breakfast Room, Utility Room and ground floor Shower Room.

The first floor Landing leads to a generous Main Bedroom with built in wardrobes and a Ensuite Bathroom Room. The second Bedroom also has an Ensuite and a range of wardrobes, there are four more double Bedrooms and a Family Bathroom.

Outside , the front Garden is laid to lawn with shaped floral borders and a driveway leading to a double garage. Gated access leads to an enclosed garden laid to lawn with a gravel seating area.

Being sold with no onward chain and with the addition of owner owned solar panels viewing is strongly recommended of this rarely available sized property.

Tenure freehold  
Council Tax F







Entrance Hall  
Stairs to the first floor, doors to  
Cloakroom W.C.

Lounge  
19'3" x 13'1" (5.87m x 3.99m)

Dining Room  
13'2" x 10'6" (4.02m x 3.22m)  
Patio doors through to the rear Garden.

Study/Office  
11'6" x 9'0" (3.52m x 2.75m)

Kitchen Breakfast Room  
18'0" x 9'9" (5.49m x 2.99m)

Family Room  
10'10" x 10'7" (3.31m x 3.25)

Utility Room  
Door to Double Garage

Shower Room

First Floor landing  
Doors to

Bedroom 1  
16'11" x 14'4" into the bays (5.16m x 4.38m into  
the bays)  
Built in wardrobes.

Ensuite Bathroom

Bedroom 2  
13'4" min x 10'11" min (4.08m min x 3.34m min)  
Built in wardrobes

Ensuite Shower Room

Bedroom 3  
13'2" x 10'6" (4.02m x 3.22m)

Bedroom 4  
11'8" x 7'8" (3.58m x 2.35m)

Bedroom 5  
10'3" max x 9'8" max (3.14m max x 2.97m max)

Bedroom 6  
11'10" x 7'7" (3.61m x 2.33m)

Family Bath/Shower Room

Outside

To the front of the property is a good size garden  
laid to lawn with a driveway leading to a Double  
Garage with double electric roller doors.. The  
enclosed garden is the ideal child's play area, laid  
to lawn with a gravel seating area.



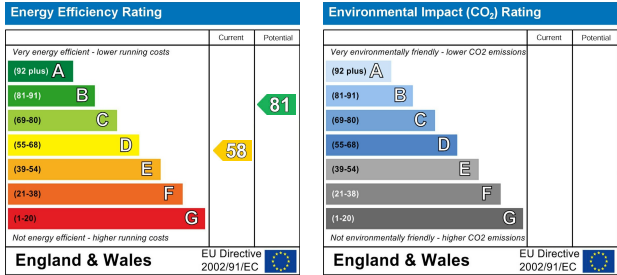
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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