



BRADLEY JAMES

ESTATE AGENTS



1 Woodgate Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XF

Asking price £279,950

- DETACHED HOUSE
- UTILITY ROOM AND CLOAKROOM
- UNDERFLOOR HEATING
- THREE BEDROOMS
- SOLAR PANELS
- DINING/FAMILY ROOM
- EN-SUITE TO BEDROOM ONE
- DOUBLE ASPECT LOUNGE
- FAMILY BATHROOM
- LOW MAINTENANCE GARDEN

1 Woodgate Road, Spalding PE12 0XF

Bradley James Estate Agents are proud to offer for sale this beautiful individually built 3 double bedroom, 2 reception room family home. There are Solar Panels and underfloor heating.

Situated in the charming village of Moulton Chapel, Spalding, this delightful individually built detached house on Woodgate Road offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The property boasts underfloor heating on the ground floor. The well-appointed kitchen flows seamlessly into the dining area, making it an ideal setting for family gatherings or hosting friends.

The house boasts three generously sized bedrooms, ensuring that there is plenty of room for family members or guests, bedroom one comes complete with a modern en-suite shower room. The modern bathroom is designed with both style and functionality in mind, catering to the needs of a busy household. The property has a practical utility room and separate cloakroom to the rear door ideal when entertaining in the garden.

Outside, the property features parking for up to four vehicles, a rare find that adds to the convenience of this lovely home. The surrounding area is peaceful and welcoming, making it an excellent choice for families or anyone seeking a tranquil lifestyle. This beautiful property is opposite St James Church and within walking distance to the local pub, shop, butchers and bus stop with the local primary school being a convenient 2 minute drive away.

This property is not just a house; it is a place where memories can be made. With its attractive features and prime location, it presents a wonderful opportunity for those looking to settle in a friendly community. Do not miss the chance to make this charming residence your new home.



Council Tax Band: C



Entrance Hall

Underfloor heating, tiled floor, power points, telephone point, stairs leading up to the first floor accommodation and storage cupboard housing the underfloor heating controls.

Double Aspect Lounge

15'6 x 12'0

Sealed double glazed windows to the front and rear, double glazed French doors to the rear, underfloor heating, tiled flooring, skimmed ceiling, power points, telephone point and satellite point.

Dining/Family Room

10'7 x 9'4

Double glazed window to the front, underfloor heating, tiled floor and power points.

Kitchen

11'7 x 8'2

Double glazed windows to the side, base and eye level units with a solid wood work surface over, sink and drainer with a mixer tap over, Smeg double range having a double oven and a separate grill with a five burner hob and extractor hood over, integrated fridge, integrated freezer, integrated dishwasher, tiled splash-back, power points, underfloor heating, tiled floor and skimmed ceiling with inset spotlights.

Utility Room

8'5 x 5'7

Double glazed window to the rear and an obscured double glazed door to the side, base and eye level units with a solid wood work surface over, floor mounted oil boiler, sink and drainer with a mixer tap over, space and point for a tumble dryer, space and plumbing for a washing machine, underfloor heating, tiled floor, tiled splash-back and skimmed ceiling with inset spotlights.

Cloakroom

Double glazed window to the side, WC with push button flush, pedestal wash basin with a mixer tap over, half height tiled walls, underfloor heating, tiled floor, fuse box and the solar panel control unit.

Landing

As you proceed up the stairs there is a double glazed window to the side, the landing has a radiator and power points.

Inner Landing - Velux double glazed sky window to the side and power points (this could be utilised as a dressing area or a study if needed).

Bedroom 1

15'8 x 12'1

Double aspect with a Velux sky window to the rear, double glazed window to the front, radiator, power points and a TV point.

Bedroom 1 En-suite

Double glazed window to the front, WC with push button flush, vanity wash basin with a mixer tap over and storage cupboards beneath, double shaver point, fully tiled shower cubicle with a built-in mixer shower over, tiled floor and wall mounted heated towel rail.

Bedroom 2

10'7 x 9'5

Double glazed window to the front, radiator and power points.

Bedroom 3

11'8 x 7'2

Double glazed window to the side, loft hatch, radiator and power points.

Bathroom

Velux double glazed window to the side, panelled bath with a mixer tap and a mixer tap handheld shower over, WC with push button flush, vanity wash basin with a mixer tap over and storage cupboards beneath, double shaver point, wall mounted heated towel rail and tiled floor.

Outside

The property benefits from having wrought iron railings to the front with a decorative gate opening up to the front garden, which is laid to lawn with a ramp pathway leading to the front door with its courtesy lighting. To the side of the dwelling is the block paved and gravelled off-road parking offering space for two to three vehicles, with further off-road parking for one vehicle to the right hand side of the property. The pedestrian side gate to the rear garden, which is enclosed by panel fencing and is all low maintenance having a raised decking seating area, a paved patio seating area, outside lights, an outside tap along with having solar panels to the roof.



Directions

Viewings

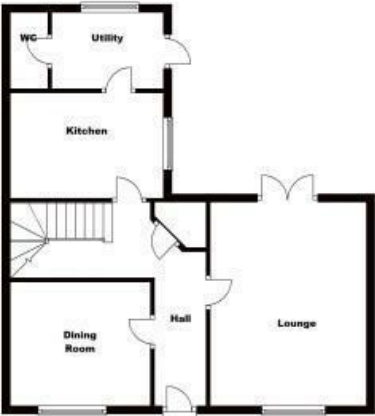
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

