



BRADLEY JAMES

ESTATE AGENTS



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

Offers in the region of £300,000

- EXTENDED FAMILY HOME
- AIR CONDITIONING AND HEATING SYSTEM THROUGHOUT THE HOME
- SOLAR PANELS WITH BATTERY STORAGE
- UTILITY ROOM
- LANDSCAPED REAR GARDEN
- OPEN FIELD VIEWS
- THREE RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS BATHROOM
- EXTENDED GARDEN ROOM WITH BI-FOLDING DOORS
- CLOSE TO LOCAL PRIMARY SCHOOL AND AMENITIES

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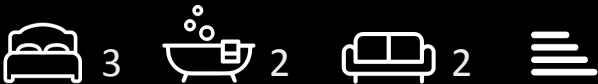
Nestled on Woodgate Road in the charming village of Moulton Chapel, this stunning link-detached house offers a perfect blend of modern living and serene countryside views. Spanning an impressive 1,320 square feet, this property has been thoughtfully extended to create a beautiful family home.

As you enter, you have a separate entrance hall that leads you too, two spacious reception rooms, including a separate lounge and a study, providing ample space for relaxation and productivity. The heart of the home is undoubtedly the open-plan kitchen diner, which flows seamlessly into an extended garden room. This delightful space features bi-fold doors that open onto a beautifully landscaped rear garden, allowing you to enjoy panoramic views of the open fields from the comfort of your sofa. The air conditioning and heating system throughout the house ensures year-round comfort, with the garden room being a particular highlight. Completing the downstairs is a utility room and downstairs shower room.

The first floor boasts three generous bedrooms, all equipped with air conditioning, ensuring a restful night's sleep. A modern three-piece bathroom suite completes this level, providing convenience for the whole family.

Outside, the property offers an abundance of off-road parking for up to seven vehicles, making it ideal for families or those who enjoy entertaining. The garage has been partially converted for practical use, housing solar batteries, while the rear garden features additional solar panels on the roof, a patio seating area, a shed, and a dedicated hot tub space, perfect for unwinding after a long day. The property is in the popular village of Moulton Chapel which has a local shop, primary school, pub and butchers. It has great road links to the A16 connecting you to Peterborough and Spalding.

This exceptional home combines modern amenities with the tranquillity of rural living, making it a must-see for anyone seeking a peaceful yet stylish lifestyle.



Council Tax Band: B



Entrance Hall

Go through the composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, power point, telephone point and a door leading to the study/playroom.

Study/Playroom

10'4 x 8'5

Multiple power points, loft hatch, skimmed ceiling with inset spotlights and ceiling heater.

Lounge

14'1 x 11'3

UPVC double glazed window to the front, wall mounted air-conditioning and heating unit, power points, wall lights and TV point.

Open Plan Kitchen Diner

17'10 x 10'10

Two openings onto the extension and enjoys open field views to the rear, base and eye level units with worksurface over, sink and drainer with mixer taps over, half sized double electric oven and grill, Bosch induction hob with extra extractor over with inset spotlights, integrated dishwasher, tiled splashback, power points and under stairs storage cupboard.

Utility Room

9'1 x 5'7

UPVC double glazed window and door to the rear, base and eye level units with worksurface over, space and point for American fridge freezer, tiled splashback, power points, inset spotlights and ceiling heater.

Downstairs Shower Room

UPVC obscured double glazed window to the rear, separate shower with electric mixer shower, vanity wash basin with mixer taps over and storage cupboard beneath, tiled splashback, WC with push button flush, ceiling heater and inset spotlights.

Extended Garden Room

15'11 x 12'9

Triple aspect with two UPVC windows to the side, two Velux sky windows in the ceiling, bifold doors to the rear allowing you to enjoy the open field views to the rear, wall mounted air-conditioning and heating unit, underfloor heating, power points some with USB charging, TV point, vaulted ceiling, skimmed ceiling and inset spotlights.

Landing

High-level UPVC double glazed window to the side, power points, loft hatch and airing cupboard with shelving.

Bathroom

UPVC obscured double glazed window to the rear, P shaped panel bath with side mounted mixer taps over and a mixer tap handheld shower over. There's a separate built-in mixer shower with a fixed showerhead, vanity wash hand basin with mixer taps over and storage drawer beneath, WC with push button flush, tiled floor, extractor fan, wall mounted lights and inset spotlights.

Bedroom 1

13'5 x 11'3

UPVC double glazed window to the front, wall mounted electric heater, wall mounted air-conditioning and heating unit, power points and TV point.

Bedroom 2

12'2 x 11'3

UPVC double glazed window to the rear enjoying open field views, power points, wall mounted air-conditioning and heating unit and inset spotlights.

Bedroom 3

8'6 x 7'4

UPVC double glazed window to the front, power point and a wall mounted air-conditioning and heating unit.

Outside

To the outside the property comes with a vast amount of gravel off-road parking for six to seven cars. There's laurel hedging to the front and side with side gated access leading to your side and rear garden. The rear garden has been landscaped by the current owners and there's enclosed panel fencing to the sides and a low-level panel fence to the rear allowing you to enjoy the open field views. There's a raised patio seating area which spans across the rear of the property and has inset lighting and outside power points there's a raised flower bed with palm trees, the rest is laid to lawn which leads to your detached shed and hot tub room. The shed to the side has French doors to the front with power and lighting connected, your solar panel controls and fuse box for the hot tub, solar panels on the roof, reducing the running costs. The hot tub room there's wall mounted lights, roller blinds and the hot tub is separate negotiation. The front of the garage is for storage and there's battery storage packs in the garage for the solar, there are solar panels on the roof of the house too.







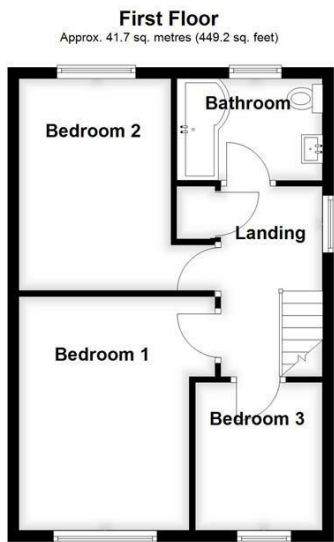
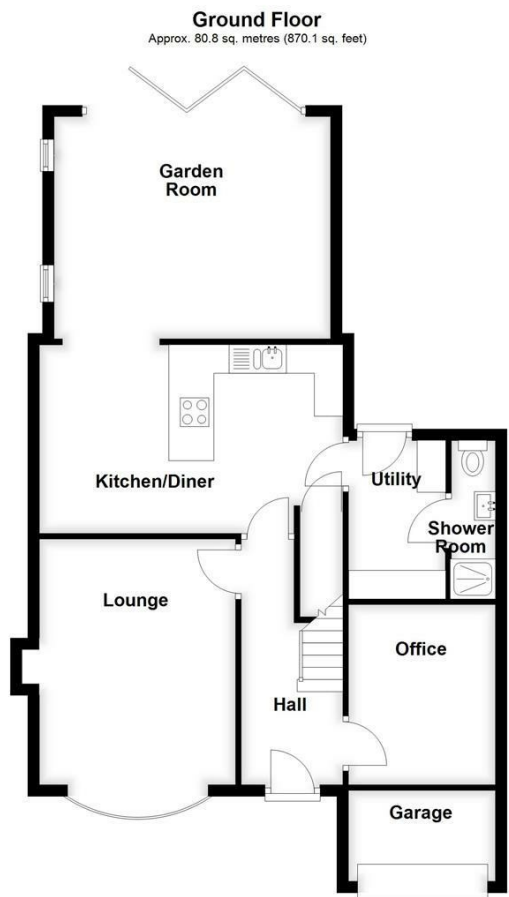
Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



Total area: approx. 122.6 sq. metres (1319.4 sq. feet)