



BRADLEY JAMES

ESTATE AGENTS



4 Macfie Close, Moulton Seas End, Lincolnshire, PE12 6GP

Asking price £545,000

- BEAUTIFUL CLOSE
- FIVE DOUBLE BEDROOMS
- DRESSING ROOM TO BEDROOM ONE
- OPEN PLAN INTEGRATED KITCHEN DINER, FAMILY ROOM
- FOUR PIECE BATHROOM SUITE
- MODERN STAIR CASE WITH GLASS BALUSTRADE
- TWO EN-SUITES
- THREE RECEPTION ROOMS
- UNDER FLOOR HEATING DOWNSTAIRS
- INFRAME WINDOWS

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD 01775 233130

sales@bradleyjames.co.uk
www.bradleyjames.co.uk

4 Macfie Close, Moulton Seas End PE12 6GP

Situated in the tranquil Macfie Close, Moulton Seas End, this stunning modern family home offers an impressive 2,338 square feet of living space, perfect for those seeking both comfort and style. With five spacious double bedrooms, including two with en-suite shower rooms, this property is designed to accommodate the needs of a growing family.

Upon entering, you are greeted by a bright and airy entrance hall, enhanced by a contemporary glass balustrade staircase that leads to the upper floors. The ground floor boasts three well-appointed reception rooms, including a welcoming lounge and a versatile study or family room. The highlight of this level is undoubtedly the show-stopping open-plan kitchen, dining, and family area. This space features an integrated kitchen with a breakfast bar and bi-fold doors that seamlessly connect to the beautifully landscaped rear garden, creating an ideal setting for entertaining. Additionally, a separate utility room and cloakroom add to the practicality of this home, with underfloor heating throughout the ground floor ensuring warmth and comfort.

The first floor comprises four generously sized double bedrooms, complemented by a luxurious four-piece bathroom suite. Bedroom two benefits from its own en-suite, while the entire top floor is dedicated to the main bedroom suite, complete with a seating area, dressing room, and en-suite shower room, offering a sense of seclusion like having your own apartment.

Externally, the property is situated at the front of an exclusive close, providing off-road parking for up to six vehicles, alongside a single garage with loft storage. The rear garden features an extended Indian sandstone patio, perfect for outdoor gatherings.

This home offers excellent road links to the A17, connecting you to Norfolk, Lincoln, Spalding, and Boston. Moulton village is just a five-minute drive away, where you will find essential amenities including a shop, post office, butcher, pub, school, and Doctors.



Council Tax Band: E



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, tiled floor, underfloor heating, power points and skimmed ceiling with inset spotlights.

Lounge

14'8 x 13'0

UPVC double glazed window to the front, underfloor heating, power points with USB charging points, skimmed ceiling, TV point and telephone point.

Family Room/Study

12'6 x 8'8

UPVC double glazed window to the front, underfloor heating, power points, skimmed ceiling and an airing cupboard.

Kitchen Diner/Family Room

27'2 x 10'8 x 18'3

UPVC double glazed window to the rear, UPVC double bifold doors to the rear, three-quarter length UPVC double glazed window to the side, base and eye level units with worksurface over, double Neff electric oven and grill, Neff induction hob with extra extractor over, sink and drainer with mixer taps over, integrated dishwasher, integrated wine cooler, integrated fridge and freezer, tiled splashback, tiled floor, underfloor heating, power points, skimmed ceiling with inset spotlights, TV point and breakfast bar.

Utility Room

10'7 x 6'0

Composite double glazed door to the rear, base and eye level units with worksurface over, sink with mixer taps over, space and plumbing for washing machine, space and point for tumble dryer, underfloor heating, tiled floor, power points, extractor fan and skimmed ceiling with inset spotlights.

Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, underfloor heating, tiled floor, extractor fan and skimmed ceiling with inset spotlights.

First Floor Landing

Stairs leading off to the top floor accommodation, on the top floor there's a keylite skylight in the ceiling creating natural light on both landings, radiator, power points, skimmed ceiling with inset spotlights and storage cupboard with shelving.

Family Bathroom

UPVC obscured double glazed window to the side, bath with side mounted mixer taps over, floating WC with push button flush, vanity wash hand basin with mixer taps over and storage drawers beneath, wall mounted LED lit mirror which is sunken into the wall and has shelving, separate shower cubicle which is fully tiled with a built-in mixer shower, wall mounted heated towel rail, tiled floor and skimmed ceiling with inset spotlights.

Bedroom 2

14'0 x 13'1

UPVC double glazed window to the rear, radiator, power points, TV point, telephone point and skimmed ceiling.

Bedroom 2 Ensuite

UPVC obscured double glazed window to the rear, floating toilet with push button flush, vanity wash hand basin with mixer taps over and storage drawers beneath, walk-in shower with built-in mixer shower, wall mounted heated towel rail, fully tiled walls, tiled floor and skimmed ceiling with inset spotlights.

Bedroom 3

12'7 x 11'8

UPVC double glazed window to the front, radiator, power points, TV point, telephone point and skimmed ceiling.

Bedroom 4

13'1 x 10'1

UPVC double glazed window to the front, radiator, power points, TV points, telephone point and skimmed ceiling.

Bedroom 5

12'0 x 11'1

UPVC double glazed window to the rear, radiator, power points, TV points, telephone point and skimmed ceiling.

Top Floor

Double glazed skylight window in the ceiling, room for a study work area or a quiet seating area, radiator, power point and skimmed ceiling with inset spotlights. The whole top floor is for bedroom one, it has a bedroom, dressing room and its own ensuite.

Bedroom 1

14'0 x 12'8

Two skylights, double glazed windows to the rear, radiator, power points, TV point, telephone point and skimmed ceiling.

Dressing Room

9'3 x 7'0

Restricted head height, radiator and skimmed ceiling with inset spotlights.

Bedroom 1 Ensuite

Walk-in shower which is fully tiled and has a built-in mixer shower, vanity wash hand basin with mixer taps over and storage drawers beneath with wall mounted mirror and inset LED lighting, floating WC with push button flush, radiator, tiled floor, tiled walls, extractor fan and skimmed ceiling with inset spotlights.

Outside

To the outside you access the driveway via a private drive which is block paved, this is only shared with your neighbour. The front drive is laid to gravel with a small laid to lawn area with flower and shrub borders. There's a beautiful bespoke made oak porch with brick pillars and pitched roof, courtesy light and single garage which has a remote controlled electric garage door. Side gated access leading to the rear garden which is enclosed by panel fencing it is half laid to lawn, there's an Indian sandstone patio seating area which spans across the rear of the property, outside lights, outside tap and outside power points.

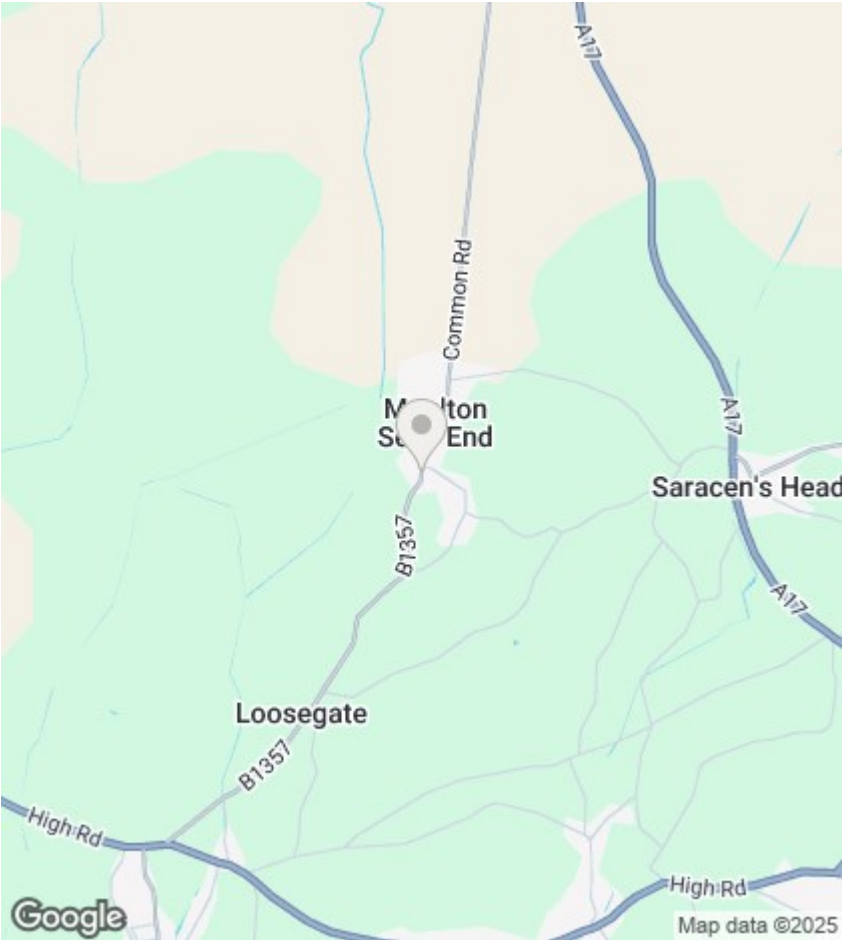
Single Garage

19'5 x 11'5

Composite obscured double glazed door to the rear going into the rear garden, two fuse boxes, power points, power and lighting connected, water softener and loft which is boarded and has a pulldown ladder and loft hatch.







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	84	92
(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 