





welcome to

Roman Road, Moulton Chapel Spalding

DON'T MISS OUT!! VIEWING HIGHLY ADVISED!! THREE BEDROOM DETACHED BUNGALOW NESTLED WITHIN THE IDYLLIC, SOUGHT AFTER VILLAGE OF MOULTON CHAPEL.













Entrance Hall

Double glazed entrance door to the front aspect leads into the property

Carpeted flooring, two radiators

Cloakroom

Tiled flooring, wash hand basin and WC.

Double glazed window to the rear aspect.

Lounge

15' \times 13' 1" (4.57m \times 3.99m) Feature open fireplace with log burner, carpeted flooring and two radiators

Double glazed windows to the front and side aspect.

Dining Room

11' 2" x 9' 2" (3.40m x 2.79m) Tiled flooring, radiator

Double glazed window to the side aspect. Double glazed french doors to the rear aspect.

Kitchen

14' 3" x 10' 6" (4.34m x 3.20m)

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainer, raised oven with induction hob, radiator, tiled flooring.

Double glazed window to the side aspect.

Utility Room

6' 8" x 4' 6" (2.03m x 1.37m) Tiled flooring

Double glazed window to the side aspect.

Bedroom One

15' 10" \times 8' 6" ($4.83 \, \text{m} \times 2.59 \, \text{m}$) Carpeted flooring, electric radiator and fitted wardrobe.

Double glazed window to the front aspect.

Bedroom Two

10' 8" x 9' 11" (3.25m x 3.02m)
Fitted wardrobe, carpeted flooring and radiator

Double glazed window to the rear aspect.

Bedroom Three

9' 4" x 10' 6" (2.84m x 3.20m) Carpeted flooring, radiator

Double glazed window to the side aspect.

Bathroom

Three piece suite comprising of a bath with overhead shower, wash hand basin and W/C. Partly tiled, radiator.

Double glazed window to the side aspect.

Exterior

Driveway leading to single garage offering ample off-road parking

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area.

Agents Notes

Please note that a new boiler and oil container was replaced during October 2023.





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- THREE BEDROOM DETACHED BUNGALOW
- WELL-PRESENTED, SPACIOUS INTERIOR
- SOUGHT AFTER, IDYLLIC VILLAGE LOCATION
- **ENCLOSED REAR GARDEN**
- DRIVEWAY AND GARAGE

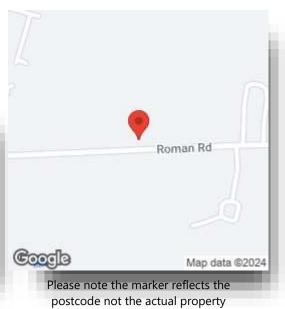
Tenure: Freehold EPC Rating: Awaited

£335,000









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Property Ref: SDG111193 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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