



**Braybrooks Way, Moulton Chapel Spalding PE12 0QA**



**welcome to**

**Braybrooks Way, Moulton Chapel Spalding**

**\*VIEWING ESSENTIAL IN ORDER TO APPRECIATE THE ACCOMMODATION OFFERED\* FOUR BEDROOM DETACHED HOUSE SITUATED WITHIN THE VILLAGE OF MOULTON CHAPEL.**



### **Lounge**

11' 5" x 15' 6" ( 3.48m x 4.72m )

Carpeted flooring, radiator

Double glazed window

### **Dining Room**

9' 9" x 10' 11" ( 2.97m x 3.33m )

Feature fireplace, carpeted flooring, radiator.

Double glazed window

### **Play Room**

9' 11" x 12' 10" ( 3.02m x 3.91m )

### **Kitchen**

12' 6" x 12' 6" ( 3.81m x 3.81m )

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, stainless steel sink/drain, double oven with electric hob and extractor fan over, space for dishwasher and fridge/freezer.

Double glazed window

### **Utility Room**

5' 11" x 8' 7" ( 1.80m x 2.62m )

Fitted units with worksurfaces over, space for dishwasher, built in storage.

Double glazed window

### **Landing**

Loft hatch

### **Bedroom One**

20' 10" x 12' 8" ( 6.35m x 3.86m )

Built in wardrobes, radiator

Double glazed skylight

### **En-Suite**

Three piece suite comprising of a shower cubicle, wash hand basin and W/C. Partly tiled, vinyl flooring.

Double glazed skylight

### **Bedroom Two**

10' 3" x 9' 8" ( 3.12m x 2.95m )

Carpeted flooring

Double glazed skylight

### **Bedroom Three**

10' 4" x 9' 8" ( 3.15m x 2.95m )

Carpeted flooring, radiator, loft hatch

Double glazed window

### **Bedroom Four**

10' 4" x 8' 9" ( 3.15m x 2.67m )

Carpeted flooring, radiator

Double glazed window

### **Bathroom**

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

Double glazed window

### **Second Bathroom**

Three piece suite comprising of a bath, wash hand basin and W/C.

Double glazed window

### **Exterior**

Driveway leading to a single garage providing ample off-road parking.

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area

### **Single Garage**

Up and over door, power and lighting



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## **Braybrooks Way, Moulton Chapel Spalding**

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- IDYLIC SOUGHT AFTER VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

# £332,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112246 - 0002

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