

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/drainer, 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" ($1.80m \times 2.62m$) 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 itiled, 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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- FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- IDYLLIC SOUGHT AFTER VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE

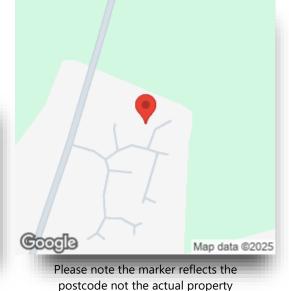
Tenure: Freehold EPC Rating: D

£332,500









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Property Ref: SDG112246 - 0002 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 guidance 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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