



Braybrooks Way, Moulton Chapel Spalding PE12 0QA

welcome to

Braybrooks Way, Moulton Chapel Spalding

BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED PROPERTY, quiet cul-de-sac position. TWO RECEPTION ROOMS, kitchen & separate utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking for two cars, DETACHED GARAGE & fully enclosed rear garden. VIEWING ADVISED!!



Entrance Hall

having stairs to first floor with cupboard beneath and laminate flooring

Lounge

14' 2" x 11' 1" (4.32m x 3.38m)

Dining Room

11' 6" x 9' 6" (3.51m x 2.90m)

with laminate flooring and French doors to the garden

Kitchen

11' 7" x 14' 11" (3.53m x 4.55m)

having a range of wall and base units, wood effect surfaces and a one and a half bowl composite sink. Integrated electric oven, grill, four ring induction hob and extractor. Karndean flooring and door to:

Utility

5' x 6' 10" (1.52m x 2.08m)

having fitted wall units, space for washer dryer and dishwasher, freestanding oil boiler and Karndean flooring

Wc

3' 2" x 5' 8" (0.97m x 1.73m)

comprising two piece suite of WC and sink. Laminate flooring and extractor

Landing

having built-in airing cupboard with hot water tank and access to loft space

Bedroom 1

11' 8" x 15' (3.56m x 4.57m)

door to:

En-Suite

3' 7" x 8' 7" (1.09m x 2.62m)

comprising three piece suite of WC, inset sink and double shower cubicle with dual head thermostatic shower. Extractor, heated towel rail, shaving point and tiled floor

Bedroom 2

10' 5" x 11' 3" (3.17m x 3.43m)

Bedroom 3

11' 8" x 9' 5" (3.56m x 2.87m)

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

comprising three piece suite of WC, pedestal sink and bath with shower attachment. Extractor, shaving point and laminate floor

Outside

to the front of the property there is a tarmac driveway providing off road parking for two cars and giving access to a detached garage. A side gate leads to the rear garden that is fully enclosed by timber fencing. Laid in the majority to lawn with borders, the rear garden also features a patio seating area and raised timber planter

Garage

16' 10" x 8' 7" (5.13m x 2.62m)

up and over door, power and lighting



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welcome to

Braybrooks Way, Moulton Chapel Spalding

- MODERN THREE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & DETACHED GARAGE
- FULLY ENCLOSED GARDEN WITH LAWN & PATIO AREA

Tenure: Freehold EPC Rating: D
Council Tax Band: C



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112618 - 0002

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