







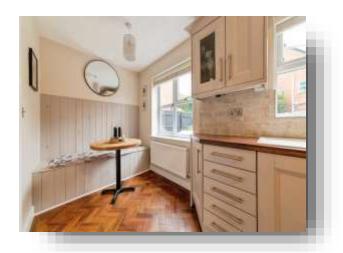


welcome to

Braybrooks Way, Moulton Chapel Spalding

BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED PROPERTY! Located in a quiet cul-de-sac. Offering 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" \times 9' 6" (3.51m \times 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 tarman 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 cnlosed 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





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**

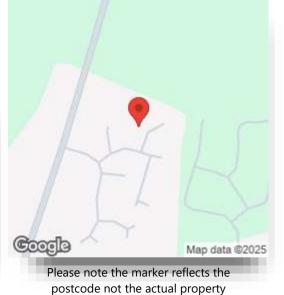
Tenure: Freehold EPC Rating: D

Council Tax Band: C.





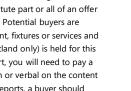


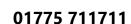


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Property Ref: SDG112618 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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