



16 ROMAN ROAD SPALDING, PE12 0XQ

£475,000
FREEHOLD

Welcome to this charming detached house located on Roman Road in the picturesque village of Moulton Chapel, Spalding. This property boasts character features throughout, adding a touch of elegance to its 2,734 sq ft of living space.

Upon entering, you are greeted by three inviting reception rooms, perfect for entertaining guests or simply relaxing with your family. With five spacious bedrooms and three bathrooms, there is an abundance of space for everyone to enjoy their own privacy and comfort.

One of the highlights of this property is the large garden, providing a tranquil escape from the hustle and bustle of everyday life. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this beautiful outdoor space.

For those chilly evenings, you can cozy up by the log burner, creating a warm and inviting atmosphere in the heart of your home. With parking available for up to five vehicles, convenience is at your doorstep.

16 ROMAN ROAD

- CHAIN FREE!!!
- INCREDIBLE LOCATION!
- CLOSE TO LOCAL AMENITIES
- STUNNING INTERIOR
- LARGE ENCLOSED REAR GARDEN
- WORKSHOP WITH ELECTRIC
- CHARACTER PROPERTY
- VIEWING ADVISED

Entrance Hall

Double glazed entrance door to the front aspect leads into the property welcomed by a sitting room with log burning fireplace. Staircase leading to the first floor accommodation.

Sitting Room

Located just of the entrance hall, the sitting room is a relaxing space with feature log burner.

Kitchen

Step into this large open plan kitchen, with central island, high end integrated appliances, ample storage, large cooking surfaces with window to rear overlooking the rear garden.

Utility

Located just off the kitchen the utility room is perfect for hosting the washing machines and fridges.

Cloakroom

Well decorated and modern, Tiled flooring, radiator, wash hand basin and WC.

Lounge

Large family lounge, with unique feature fireplace. Enough room for a large family or social gathering.

Dining Room

Stunning dining room, with double opening doors leading to the rear garden and patio. Perfect for entertaining.

Reception Room

Feature fireplace, carpeted flooring, two radiators.

WC

Window to side, door to:

Kitchen

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, space for double cooker, radiator.

Hallway

Door to:

Storage room

Tiled flooring

Dining Room

Two windows to side, stairs, double door, door to:

Bedroom 1

Window to rear, window to side, door to:

Bedroom 2

Carpeted flooring, radiator, Double glazed velux window

Bedroom 3

Wooden laminate flooring, radiator

Bedroom 4

Window to rear, window to side, door.

Bedroom 5

Window to front, Storage cupboard, door to:

En-suite Showerroom

Three piece suite comprising of a bath, wash hand basin and WC. Laminate flooring, radiator.

En-Suite Bathroom

Great size ensuite showeroom, featuring toilet, sink and bath with shower over.

Family Bathroom

Located in the first floor to the rear of the property with feature freestanding bath, large walk in shower, toilet and sink.

Exterior

Large plot, immaculately presented. To the front, you have a large private driveway with garden and gated. To the rear you have, a large enclosed garden, patio area to rear of property, outside dining area, sun lounge area, play area for kids, good sized workshop with electric and room for raised flower beds or to grow produce.

16 ROMAN ROAD





16 ROMAN ROAD

ADDITIONAL INFORMATION

Local Authority –

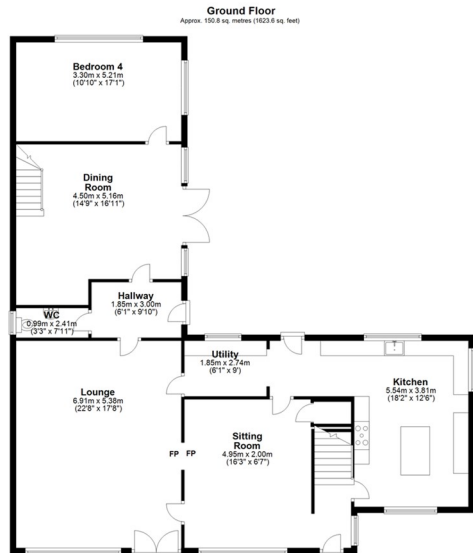
Council Tax – Band D

Viewings – By Appointment Only

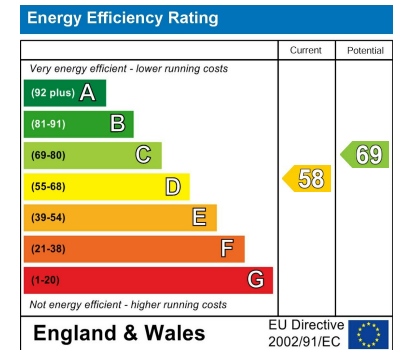
Floor Area – 2734.00 sq ft

Tenure – Freehold





Total area: approx. 253.3 sq. metres (2726.4 sq. feet)
16 roman road



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

