



## 15 ST. JAMES WAY MOULTON CHAPEL, PE12 0QD

**£339,950**  
**FREEHOLD**

Welcome to this stunning new build detached house located on St. James Way in the charming village of Moulton Chapel. This spacious property boasts two reception rooms, perfect for entertaining guests or relaxing with the family. With four bedrooms and two bathrooms, there is ample space for a growing family or visiting guests.

Built in 2002, this property offers modern amenities and a generous 1,507 sq ft of living space. The large family home features an en-suite in the master bedroom, providing a touch of luxury and convenience. Additionally, the double garage offers plenty of storage space and parking for up to 5 vehicles, ideal for car enthusiasts or families with multiple vehicles.

One of the standout features of this property is the at-home office, providing a dedicated space for remote work or studying. The property is chain-free, making it a hassle-free option for those looking to move quickly.

Don't miss the opportunity to own this beautiful home in a peaceful village setting. Contact us today to arrange a viewing and make this property your own!

# 15 ST. JAMES WAY

- Popular Village Location
- Double Garage
- Chain Free
- 4 Bedrooms
- En-suite bathroom
- At Home Office
- Detached Family Home
- Full Enclosed Rear Garden
- Ample Off Road Parking



## Summary

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## Hallway

Window to front, radiator, laminate flooring, telephone point, coving to ceiling, stairs to the first floor, doors to:

## WC

Fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, tiled flooring, coving to ceiling.

## Office

Window to front, laminate flooring, telephone point, coving to ceiling, under stairs storage cupboard,

## Lounge

Window to front, radiator, TV point, coving to ceiling, open plan to:

## Dining Room

Radiator, coving to ceiling, sliding patio doors to the rear garden.

## Kitchen

Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge, built-in electric fan assisted oven, built-in four ring electric hob with pull out extractor hood over, window to rear, radiator, tiled flooring, TV point, coving to ceiling, door to:

## Utility

Plumbing for automatic washing machine, space for freezer, radiator, tiled flooring, coving to ceiling, wall mounted oil-fired boiler, door to the rear leading to the garden.

## Double Garage

TwoUp and over door.

## Bedroom 1

Window to front, radiator, telephone point, TV point, coving to ceiling, built in double and single wardrobe, door to:

## En-suite Shower Room

Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin and close coupled WC, radiator, coving to ceiling.

## Bedroom 2

Window to rear, radiator, coving to ceiling.

## Bedroom 3

Window to rear, radiator, coving to ceiling.

## Bedroom 4

Window to rear, radiator, coving to ceiling.

## Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and close coupled WC, window to front, radiator, coving to ceiling.

## Outside Space

The property is situated on a corner plot on the edge of a cul-de-sac with established front lawned garden, low hedge frontage and double driveway to the right hand side leading to the detached double garage. There is gated access from the right hand side leading to the rear garden. The rear garden has been well presented and landscaped, laid mainly to lawn with feature timber pergola, attractive bedded borders, storage shed and outside lighting.

# 15 ST. JAMES WAY





SEDGE

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

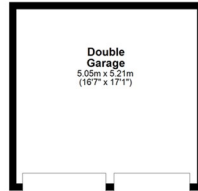
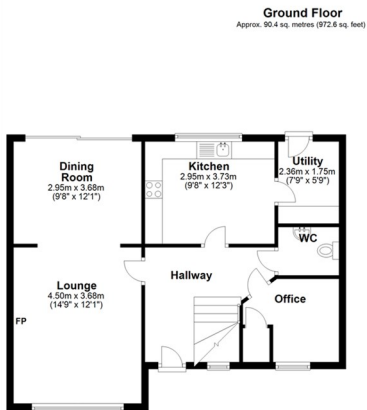
**Council Tax** – Band C

**Viewings** – By Appointment Only

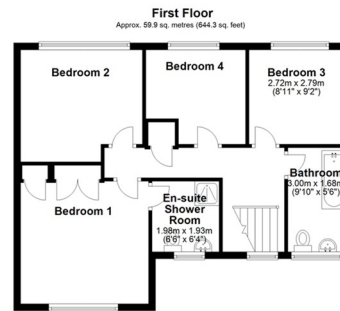
**Floor Area** – 1616.00 sq ft

**Tenure** – Freehold





Total area: approx. 150.2 sq. metres (1616.9 sq. feet)  
**15 st jamesway**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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