



81 Moulton Chapel Road, Spalding, PE12 0XD

£599,950

An opportunity to purchase an executive five bedroom detached family home in an idyllic location with views across open countryside. The property will offer a contemporary and stylish interior and will be finished to a high specification. The accommodation comprises of entrance hall with stairs to first floor, doors off to living room, an open plan kitchen family and dining area, utility and cloakroom. Upstairs there is a master suite comprising bedroom, en-suite and dressing room, four further bedrooms and family bathroom. Property sits on a substantial sized plot measuring to 0.25 acres (sts) with open views to the rear and a driveway leading to the detached double garage providing ample off road parking. Please call the office for the full specification. Moulton Chapel is a popular semi-rural village perfectly situated for easy access to Spalding and Peterborough, with connections to London and the A1.

Please note, the photos used are of a previous property now completed.

Entrance Hallway



Living Room 22'9" x 12'7" (6.95 x 3.85)



Open Plan Kitchen, Dining and Family Room 29'0" x 19'6" (8.86 x 5.95)

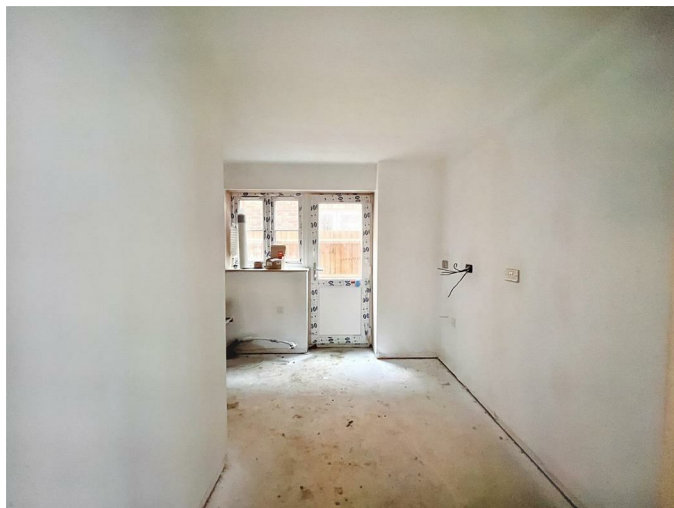


Cloakroom 7'1" x 4'6" (2.16 x 1.38)

Study 12'11" x 11'7" (3.95 x 3.55)



Utility Room 9'9" x 9'4" (2.99 x 2.85)

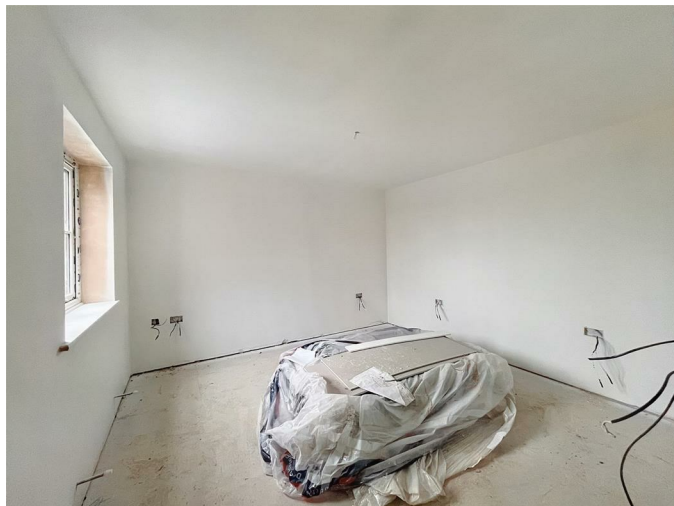


First Floor Landing

Master Bedroom Suite 19'6" x 15'3" (5.95 x 4.67)

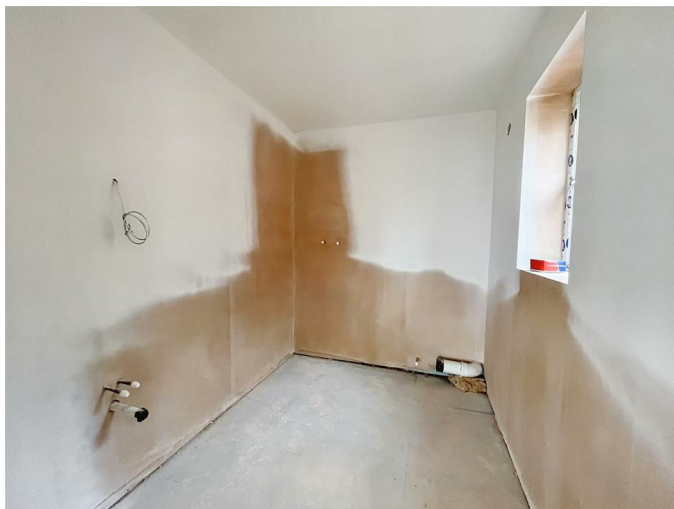


Bedroom Three 12'7" x 9'8" (3.85 x 2.97)



Dressing Room

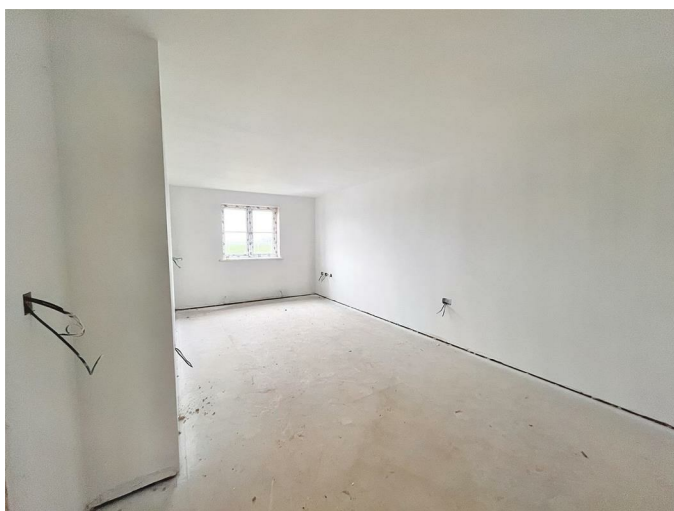
En- Suite 10'9" x 8'3" (3.28 x 2.52)



Bedroom Four 10'5" x 10'10" (3.19 x 3.31)



Bedroom Two 15'8" x 10'10" (4.8 x 3.31)



Bedroom Five 10'2" x 7'1" (3.11 x 2.16)



Bathroom 9'5" x 7'1" (2.88 x 2.16)



Front Garden

The property is approached via a driveway providing ample off road parking for numerous vehicles.

1.2m post and rail to front.

Vehicular access leading to the Double Garage.

Detached Double Garage

Electric garage door. Power and Lighting. Personnel door. Electric car charging point.

Rear Garden

Property sits on a substantial sized plot measuring to 0.25 acres (sts).

1.2. Post and Rail to front boundary.

1.8m Featheredge fence between plots.

Field views beyond.

South Facing Rear Garden.

Paths and Patio laid with Indian Sandstone with Shingle Margin.

Front Garden turfed and landscaped.

Rear Garden levelled and top soiled.

Doors and Windows

Cream PVC-u Windows on the exterior and white on the interior.

GRP Pre-finished door with chrome effect handles, door chain and letterbox.

UPVC rear door with chrome effect handles and clear glass.

Oak veneer internal doors.

Aluminium grey Bi-Fold doors to the rear.

Heating and Plumbing

Air source heat pump.

Thermostatic radiators to all upstairs rooms in

white.

Chrome towel radiator to main bathroom and ensuite.

Outside tap.

Plumbing provided for customers own washing machine.

Under floor heating to the downstairs.

Electrics

Socket and switches in chrome throughout.

Light and integrated P.I.R to all entrances.

Down lighters to Kitchen

Television Aerial and data points in Living Room, Kitchen and all bedrooms.

BT points in Living Room and Master Suite.

Mains operated smoke detectors.

Shaver points in Bathroom and En-suite.

Bathrooms and utilities fitted with extractor fans.

Power and lighting to Garage

Electric Garage Door

PV Panels

Additional Information

Freehold with vacant possession on completion.

6 Years Warranty - Structural Warranty.

Oak Stairs with Square Spindles and Oak Handrail.

Walls finished in White.

Ceilings finished in White.

Mains Sewage.

Ground Floor 154m² (1657Sq.Ft)

First Floor 123m² (1324Sq.Ft)

Total 277m² (2981Sq.Ft)

PLEASE NOTE: All photos are property of Ark Property Centre and can not be used without their explicit permission. The marketing photos are of another plot of the development.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

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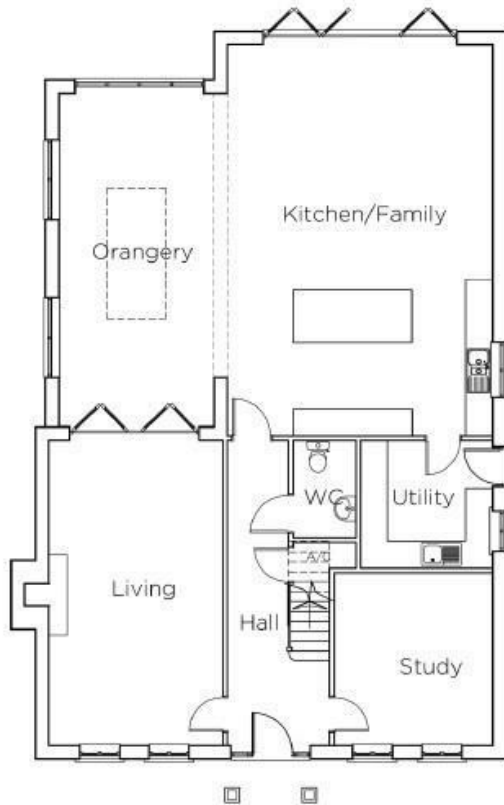
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

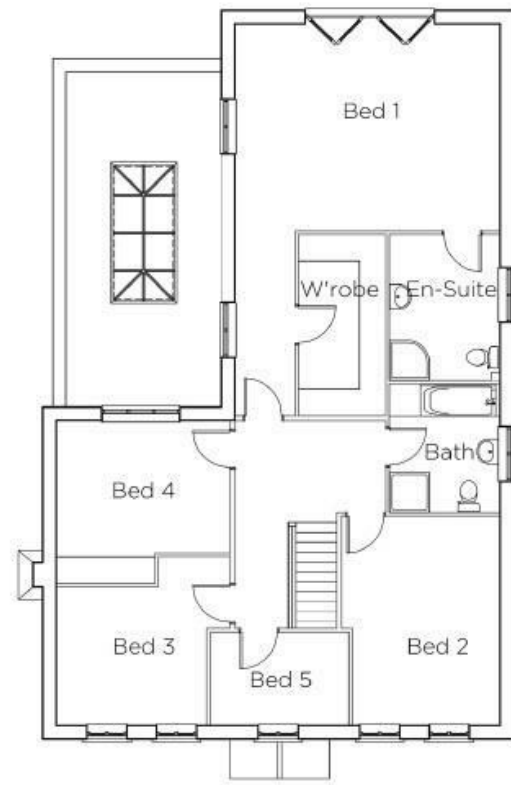
Disclaimer

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Floor Plan

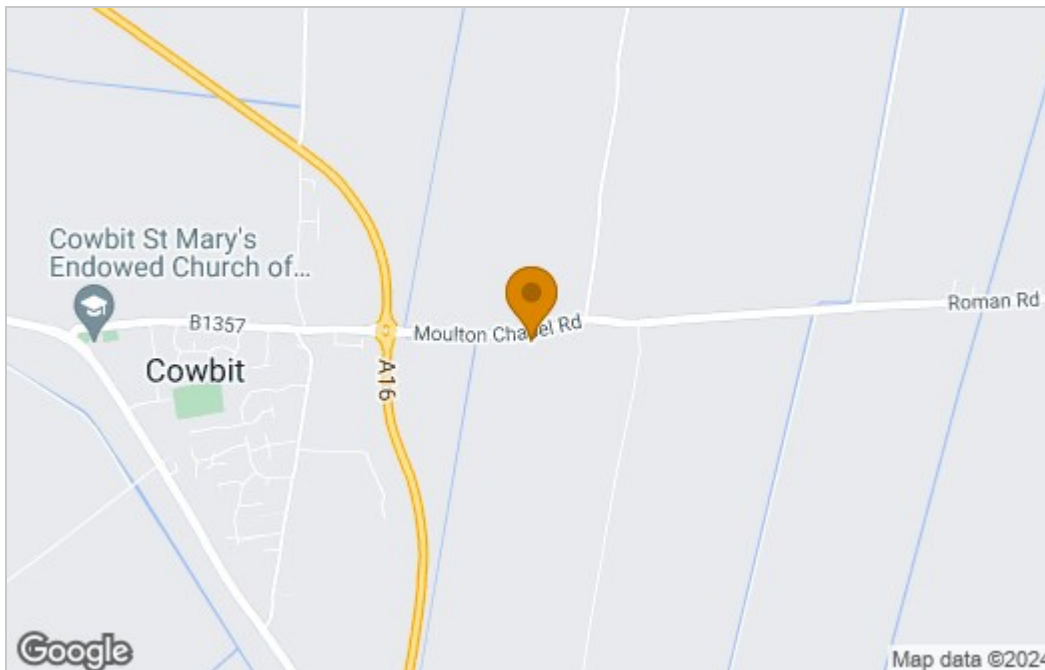


Ground Floor Plot 5



First Floor Plot 5

Area Map



Energy Efficiency Graph

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