



## **Low Withens, 102 Eaugate Road, Spalding, PE12 0XJ**

**Offers In The Region Of £568,500**

SIMPLY STUNNING! This impressive five bedroom, unique family farmhouse sits on just under a quarter of an acre plot (sts) and is immaculately presented both inside and outside. The property offers peace and tranquillity amongst the Lincolnshire countryside and boasts open field views with a beautifully maintained wrap around garden. This home needs to be viewed to be fully appreciated. Inside this property does not disappoint. At the heart of this home is the refitted kitchen/breakfast room. Light and airy sitting room; an ideal room for entertaining with French doors leading out to the rear garden -perfect for summer evenings. There is a separate lounge with an inglenook fireplace with dining area. Upstairs are five beautifully appointed bedrooms which includes the large master suite and a family bathroom. Moulton Chapel is a village in the South Holland district of Lincolnshire. 4 miles south-east of Spalding. The village is easily commutable to Peterborough to the south which is approximately 25 minutes by car and then 50 minutes by train to Kings Cross. The village itself has a selection of amenities including a Post Office, Butchers, Hairdressers, Public House, Primary School which is about 10 minute walk , Chinese restaurant/bar, a church and village hall.

### Entrance Hall

A double glazed front door leads into the entrance hall which has stairs to the first floor landing, electricity cupboard and doors leading to the lounge and kitchen.

### Lounge 12'11" x 12'4" (3.94m x 3.76m)



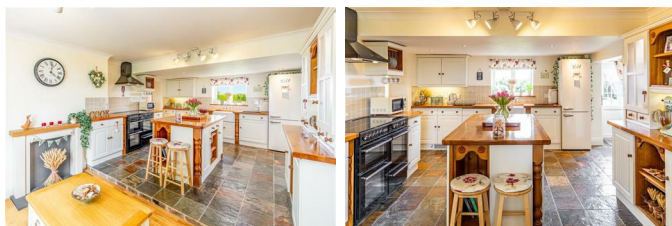
The focal point of this room is the exposed brick fireplace inset with a multifuel stove. A large double glazed window with double radiator under overlooks the front garden. Dimmer switch. TV point. A brick and beam archway leads into the dining area.

### Dining Area 12'4" x 7'6" (3.78m x 2.31m)



Stripped wood flooring, double radiator and double glazed window overlooking the rear garden. Two wall lights. Dimmer switch. Door to Kitchen/Breakfast room.

### Kitchen/Breakfast Room 20'8" x 11'3" (6.32m x 3.45m)



At the heart of this family home is the refitted kitchen/breakfast room with its range of base and wall mounted units, fitted display dresser with

wooden work tops over, centre island with wine rack and vegetable drawers and alcoves. Inset Belfast sink, 100cm electric range cooker with extractor over, integrated dishwasher. A separate pantry cupboard. Dual aspect double glazed windows make this a light and airy room. Slate flooring to kitchen area and wooden flooring to breakfast area. TV point. Plinth heater and double radiator. A double glazed door leads out to the rear garden. Steps down to Inner Hallway.

### Inner Hallway 8'11" x 4'1" (2.72m x 1.27m)

Tiled flooring. Radiator. Doors leading to Utility Room, Cloakroom and Garage/Workshop.

### Utility Room 7'4" x 5'2" (2.24m x 1.60m)



Tiled flooring. Inset stainless steel sink with tiled splashback. Wooden worktop with cupboard under. Plumbing for washing machine, space for tumble dryer, extractor fan. Double glazed window to rear aspect.

### Cloakroom



Tiled flooring. Double glazed obscure window, low level WC and pedestal wash hand basin.

**Sitting Room 13'1" x 11'10" (3.99m x 3.63m)**



With views over the rear garden this is the room to relax in at the end of the day. There are double glazed French doors with double glazed panels to the side. There is a feature Victorian style cast iron fireplace. Two TV points. Dimmer switch. Radiator.

**First Floor Landing**



The spacious first floor landing has two double glazed windows to the rear aspect and two double radiators.

**Master Bedroom 16'2" x 15'8" (4.95m x 4.80m)**



Dual aspect double glazed windows with field views. TV point. Two radiators and access to the loft.

**Dressing Room 6'11" x 6'7" (2.13m x 2.03m)**

With shelving and hanging rails. Airing cupboard, Ceiling light.

**En-Suite 8'7" x 6'11" (2.62m x 2.13m)**



Three-piece suite consisting of a walk-in double shower, low level WC, pedestal wash hand basin, under floor heating, heated towel rail, wired anti-fog mirror. Extractor fan. Double glazed obscure window to front aspect.

**Bedroom Two 12'4" x 12'4" (3.78m x 3.76m)**



Walk-in wardrobe with hanging rail and shelving. Room for chest of drawers/storage. Ceiling light. Double glazed window to front aspect. Double radiator

**Bedroom Three 12'4" x 11'3" (3.78m x 3.45m)**



Double glazed window to front. Double radiator. Loft access

**Bedroom Four 12'11" x 11'8" (3.94m x 3.58m)**



Double glazed dormer window to rear aspect. Double glazed window to side. Radiator

**Bedroom Five 8'11" x 7'8" (2.74m x 2.34m)**



Double glazed dormer window to rear aspect. Radiator.

**Family Bathroom 8'11" x 7'8" (2.74m x 2.34m)**



A four-piece suite consisting of a shower cubicle, freestanding roll-top bath, low level WC, pedestal wash hand basin, two heated towel rails. Wooden flooring. Extractor fan. Obscure double glazed window to rear field views.

**Integral Double Garage/Workshop 23'1" x 16'0" (7.04m x 4.90m)**

Two wooden up and over doors. Power and lighting.

## Outside



A Yeoman style wooden gate leads onto the large gravel driveway with parking for several vehicles. The front garden has a lawned area. Paved circular patio. A vibrant mix of shrub, perennial flowers, trees and bulb borders surround the driveway. Various mature hedging surrounds the perimeter. Gated side access leads to rear garden. Outside lighting.

The well-maintained rear garden is enclosed by hedging and a large bed with an array of shrubs, flowers, and bulbs. There is a rose covered archway, gravel path. Circular patio area, outside lighting. Outside tap.

## Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: D

HEATING: Oil

### PLEASE NOTE:

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## Ark Property Centre(Paragraph)

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

## Disclaimer (Paragraph)

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## Offer Procedure (Paragraph)

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.

## Property Postcode

For location purposes the postcode of this property is: PE12 0XJ

## Floor Plan

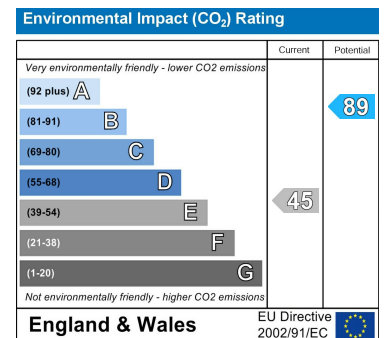
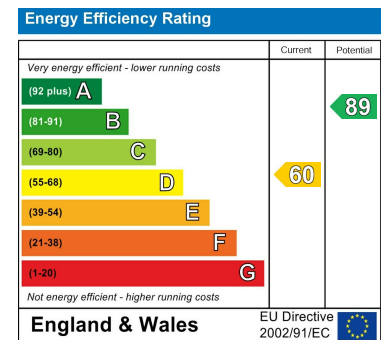


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## Area Map



## Energy Efficiency Graph



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