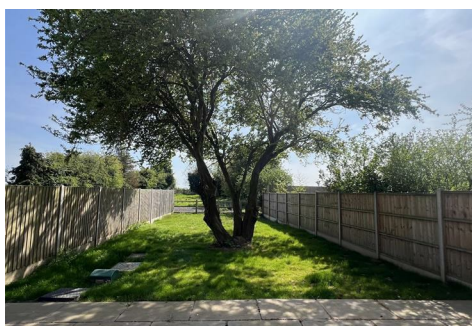




18 Roman Bank, Moulton Seas End, PE12 6LG

£325,000

- Three Bedroom Modern Detached House
- High Specification
- Generous Room Sizes
- Open Plan Kitchen Living
- Ensuite
- Generous Off Road Parking
- EPC: B
- No Onward Chain
- Council Tax Band: D
- Vendor contribution towards turf

Nestled in the charming village of Moulton Seas End, this modern detached house offers a perfect blend of contemporary comfort and countryside charm. Built in 2022, this spacious three-bedroom property features a welcoming interior designed for modern living with the open-plan layout seamlessly connecting the living, dining, and kitchen areas, ideal for family life. With air source heating and luxurious underfloor heating, it ensures year-round comfort and energy efficiency. Also benefitting from spacious parking to the front and a large garden to the rear, providing ample outdoor space as well. Conveniently located with easy access to the A17 for commutes to Boston or Kings Lynn, the nearby village of Moulton offers essential amenities including a post office, pub and fish & chip shop. Situated only 6 miles from the bustling towns of Holbeach and Spalding, the property also provides excellent access to local primary and secondary schools, making it an ideal choice for families. If you are looking for countryside living with nearby towns for convenience, don't miss out on this one.

Entrance Hall 14'11" x 6'10" max (4.56m x 2.09m max)

Glazed composite entrance door, skimmed ceiling with recessed ceiling spotlights, stairs to first floor landing with under stairs cupboard, flagstone flooring with under floor heating. Door to lounge, kitchen diner and WC.

WC 2'11" x 6'3" (0.91m x 1.93m)

Skimmed ceiling with recessed ceiling spotlights, extractor fan, flagstone flooring, wall mounted electric consumer unit. Fitted close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over and tiled splashback.

Lounge 12'2" x 17'3" (3.71m x 5.28m)



PVCu double glazed windows to front and side, skimmed ceiling, underfloor heating. Solid Oak door

Kitchen Family Room 28'6" x 17'5" max (8.69m x 5.33m max)



Narrowing to 2.80m.

PVCu double glazed windows to side and rear and French doors to rear, skimmed ceiling with recessed ceiling spotlights to kitchen area, flagstone flooring with underfloor heating. Fitted with a matching range of base and eye level units with solid oak work surfaces and matching upstand, five ring halogen hob with stainless steel extractor hood over, integrated eye level oven and grill, integrated dishwasher, space and plumbing for American style fridge freezer. Door to utility room. Solid Oak door



Utility Room 6'0" x 8'0" (1.85m x 2.46m)

PVCu double glazed window and door to side access, skimmed ceiling with recessed ceiling spotlights and extractor fan, flagstone flooring with underfloor heating. Fitted with a matching range of base and eye level units with solid wood work surfaces and matching upstand, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine and tumble dryer. Solid Oak door

Landing 10'2" x 3'2" (3.10m x 0.98m)

Skimmed ceiling with recessed ceiling spotlights and loft access. Radiator, doors to bedrooms and bathroom. Solid Oak door

Bedroom One 12'4" x 17'4" max (3.76m x 5.29m max)

Twin PVCu double glazed windows to front, skimmed ceiling, wall mounted cat 5 and TV point, door to en-suite. Solid Oak door

Ensuite 6'4" x 7'4" (1.94m x 2.25m)



PVCu double glazed window to side, skimmed ceiling with recessed ceiling spotlights, extractor fan, vinyl flooring, wall mounted chrome heated towel rail. Fitted with a three piece suite comprising oversize shower enclosure with glass sliding door and mains thermostatic bar shower, rainfall head and hand held attachment, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over and tiled splashback. Solid Oak door

Bedroom Two 16'9" x 8'5" max (5.13m x 2.57m max)

PVCu double glazed window to rear, skimmed ceiling, radiator, wall mounted cat 5 and TV point, built in airing cupboard with hot water cylinder and slatted shelving. Solid Oak door

Bedroom Three 8'3" x 14'0" (2.53m x 4.27m)



PVCu double glazed window to rear, skimmed ceiling, radiator, wall mounted cat 5 and TV point. Solid Oak door

Bathroom 9'10" x 6'6" (3.00m x 2.00m)



PVCu double glazed window to side, skimmed ceiling with recessed ceiling spotlights. Fitted with a three piece suite comprising glazed shower enclosure with mains shower over, close coupled 'comfort height' toilet with push button flush and pedestal wash hand basin with chrome mixer tap over. Solid Oak door

Outside

To the front of the property is a gravel drive providing off road parking for five plus vehicles. There is gated access to the rear garden which is

enclosed by timber fencing with generous patio area. There is external power and lighting, cold water tap and floor mounted air source heat pump.



Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

PLEASE NOTE:

The vendor of the property has advised they are willing to offer a contribution towards the installation of turf to the rear garden. Terms to be agreed at point of sale.

Schools

The property sits within two to three miles of several highly considered Primary Schools including John Harrox Primary School, Moulton, Whaplode Church Of England Primary School and Holbeach Bank Primary Academy to name a few. Intake will be subject to the LCC Primary Admissions Policy.

Ark Property Centre

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

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

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.

Property Postcode

For location purposes the postcode of this property is: PE12 6LG.

Verified Material Information

Tenure: FREEHOLD
Council tax band: D
Annual charge:
Property construction: Brick and tile
Electricity supply: Yes
Solar Panels: N/A
Other electricity sources: N/A
Water supply:
Sewerage: Private Drainage
Heating: Electric
Heating features: Air source heat pump, underfloor.
Broadband: As stated by Ofcom, Standard
Mobile coverage: As stated by Ofcom, Indoor: EE

Likely Three Likely O2 Limited Vodafone Limited
Outdoor: EE Likely Three Likely O2 Likely Vodafone
Likely

Parking: Driveway

Building safety issues: None

Restrictions:

Public right of way:

Flood risk: very low risk of surface water flooding -
low risk of flooding from rivers and the sea

Coastal erosion risk: none

Planning permission:

Accessibility and adaptations: n/a

Coalfield or mining area: n/a

Energy Performance rating: D

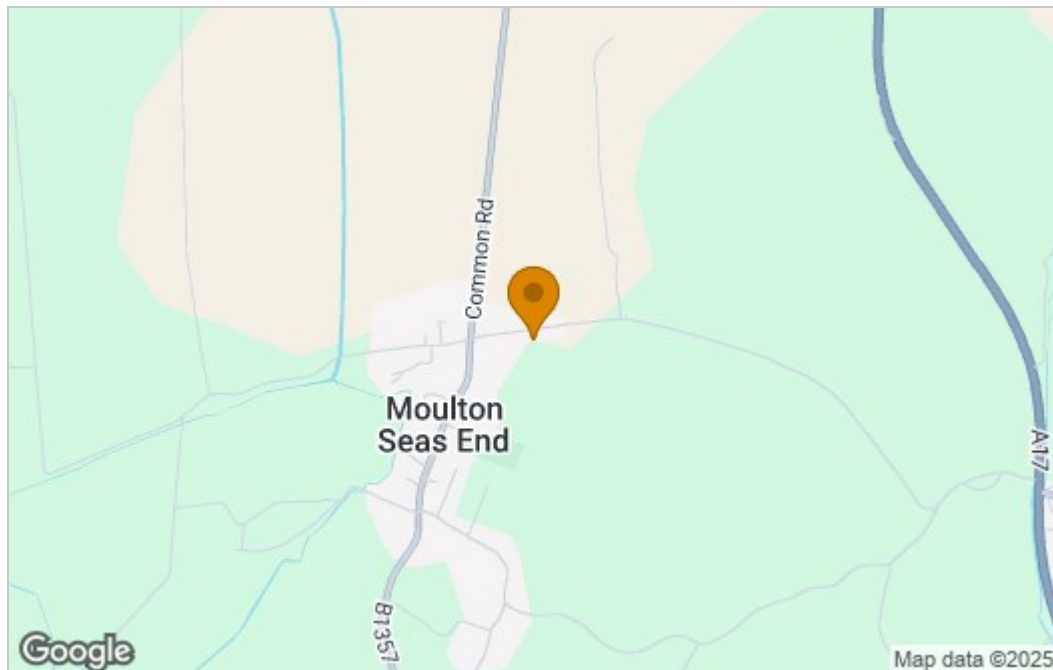
Viewing Arrangements

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.

Floor Plan



Area Map



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Energy Efficiency Graph

