



6 Grocock Close, Moulton Seas End, PE12 6LZ

£362,500

- Triple Glazed UPVC Windows
- Stunning Manicured Garden
- Wrap Around Plot
- Executive Bungalow
- Double Garage
- Three Double Bedrooms
- Semi Rural Village Location
- Tastefully Decorated Throughout
- Fantastic Layout
- Cul De Sac Setting

Something very special awaits you at Grocock Close. This stunning executive bungalow has been meticulously cared for, both inside and out. Featuring a fantastic layout with generously sized rooms and tasteful decor throughout, this home exudes elegance. The manicured garden is a serene retreat that must be seen to be believed. If you're seeking country living at its finest, look no further. Book your viewing today and experience this exceptional property for yourself.

Entrance Hallway 12'5" x 8'3" (3.79 x 2.54)

Upvc door with glazed side panel. Radiator. Dado rail. Loft access. Airing cupboard.

Cloakroom 3'1" x 8'5" (0.95 x 2.58)



Upvc frosted window to side aspect. Radiator. Toilet. Wash hand basin.

Kitchen Diner 16'11" x 21'4" (5.17 x 6.52)



Upvc window to front and rear aspects. Bespoke base and wall units with worksurface over. Sink with drainer with mixer tap over. Part tiled splashback walls. Integrated dishwasher. Integrated electric oven and hob with extractor over. Tiled floor. Spot lighting.

Utility Room 7'5" x 6'4" (2.27 x 1.95)



Part glazed Upvc door to rear aspect. Base and wall units with work surface over. Sink with drainer and mixer tap over. Part tiled splashback walls. Space and plumbing for washing machine. Tiled flooring. Radiator.

Dining Room 9'3" x 9'6" (2.83 x 2.92)



Upvc window to rear aspect. Carpeted. Radiator.

Living Room 13'10" x 13'3" (4.24 x 4.04)



Upvc window to side and rear aspect. Radiator. Television point. Carpeted.

Bathroom 7'9" x 8'5" (2.38 x 2.57)



Upvc window to side aspect. Bath with adjustable shower extension over. Wash hand basin. Toilet. Heated towel rail. Extractor fan. Tiled flooring. Tiled walls. Spot lighting. Seperate shower cubicle with shower over.

Bedroom One 10'9" x 10'7" (3.28 x 3.24)



Upvc window to side aspect. Radiator. Carpeted. Built in wardrobes around bed.

En-Suite 5'10" x 6'5" (1.78 x 1.96)



Upvc window to side aspect. Corner shower cubicle with shower over. Wash hand basin. Toilet. Fully tiled walls and flooring. Extractor fan. Heated towel rail. Spotlighting.

Bedroom Two 8'9" x 12'2" (2.67 x 3.72)



Upvc bay window to side aspect. Carpeted. Radiator. Built in wardrobes.

Bedroom Three 8'4" x 8'5" (2.56 x 2.57)



Upvc window to side aspect. Carpeted. Radiator. Built in wardrobes.

Double Garage 16'11" x 17'6" (5.17 x 5.35)

Two single electric roller doors. Power and lighting. Personnel door. Boiler.

Front garden



As soon as you arrive at Number 6, you're greeted by a large driveway leading to the double garage. However, the first thing you'll notice is the array of

colours from the beautiful plants flanking either side of the property. The expansive gravel drive, perfect for multiple vehicles, and the generously sized front lawn, reminiscent of a cricket green, enhance the home's charm. It truly boasts great kerb appeal



Rear Garden



This manicured garden certainly has the wow factor. The vendors have truly crafted their own slice of paradise, featuring a pristine lawn, three patio areas (take your pick for entertaining), stepping stones across the grass, and a pathway encircling the bungalow. The garden is fully enclosed with fencing, and has a convenient side gate. This outdoor oasis is sure to make the neighbours envious. Just take a look at the photos, and you'll see for yourself!



Additional Information

PLEASE NOTE:

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

Property Postcode

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

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: None

Property construction: Brick

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Private Sewage Treatment Plant - There is a charge of £641.26 per year

Heating: Oil Heating

Heating features: None

Broadband: As stated by Ofcom, Standard is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Rivers and the Sea - Low. Surface Water - Very low.

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any relevant planning in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D

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.

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.

Ark Property Centre

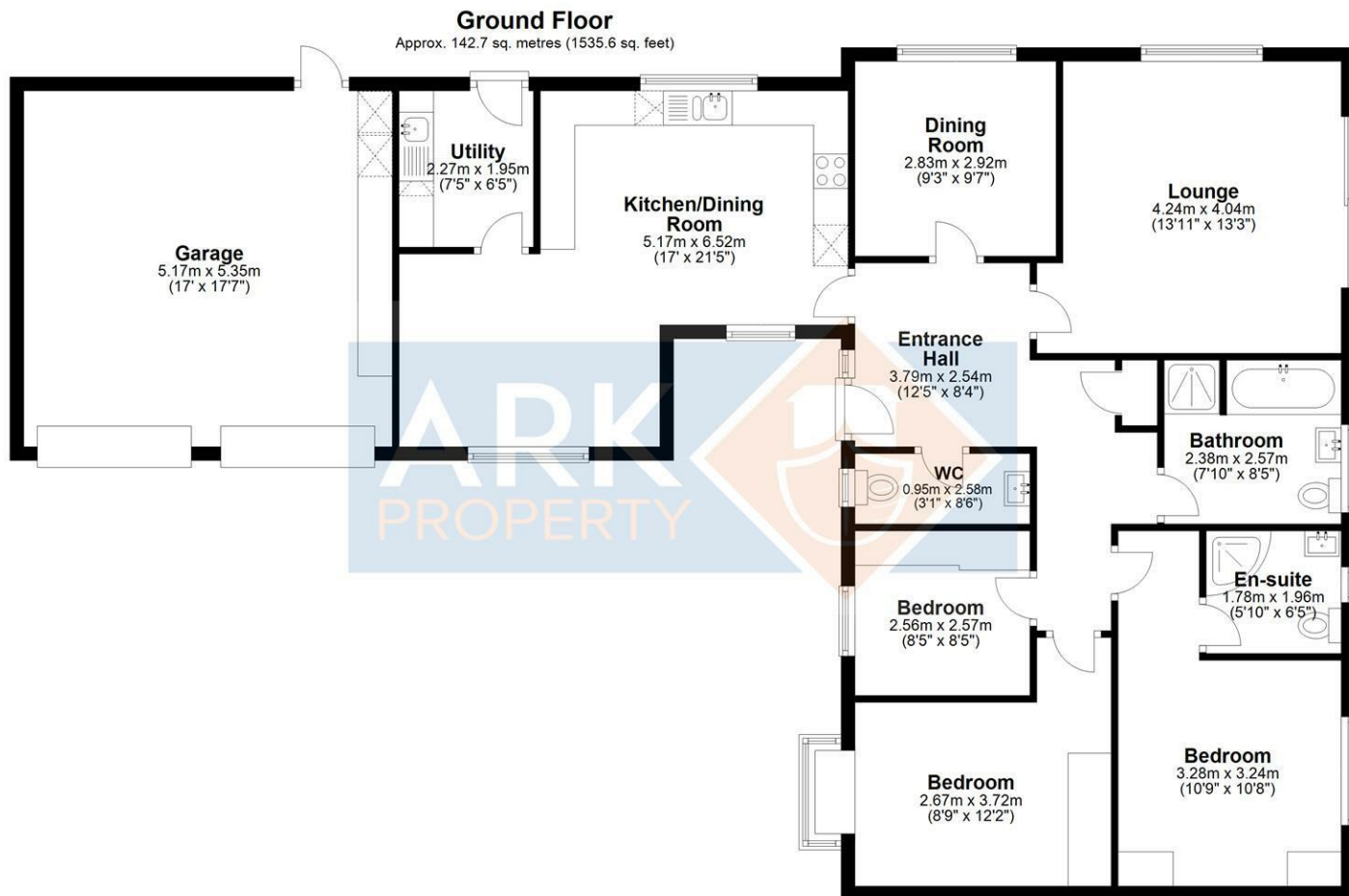
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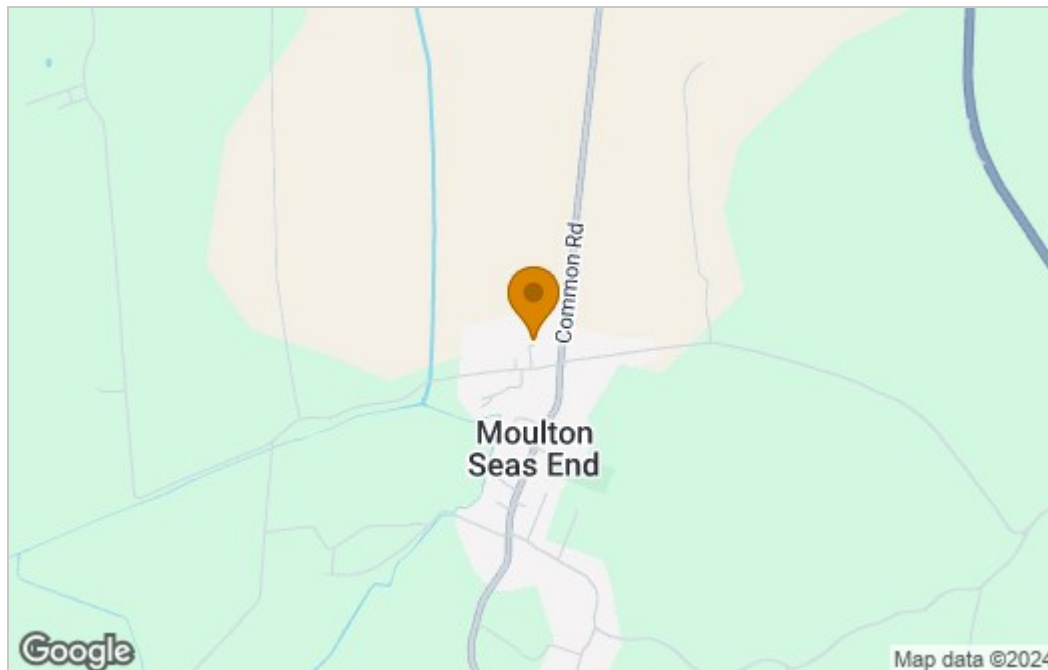
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Floor Plan

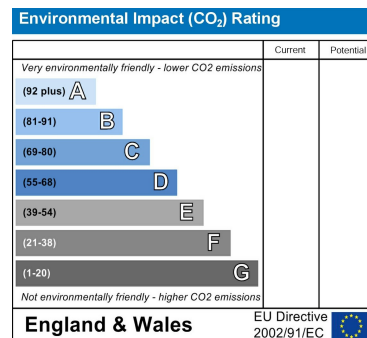
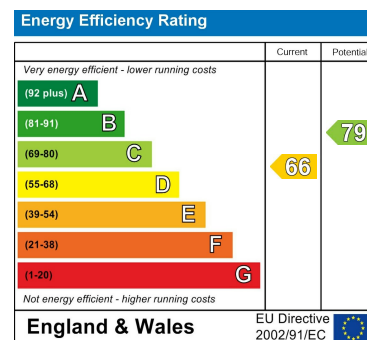


Total area: approx. 142.7 sq. metres (1535.6 sq. feet)

Area Map



Energy Efficiency Graph



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