



5 Mawford Close, Moulton Seas End, PE12 6LX

£400,000

- Executive Five bedroom detached house
- Popular village setting
- Large bedrooms
- Open plan living
- Neutral decor throughout
- Cul de sac location
- Great flowing layout
- Beautifully presented throughout

Tucked away at the end of a quiet cul-de-sac, this beautifully presented five-bedroom home offers the perfect blend of space and comfort. Located in the charming village of Moulton Seas End, this property features a well-designed layout, generous room sizes, and a neutral décor throughout—ideal for family living.

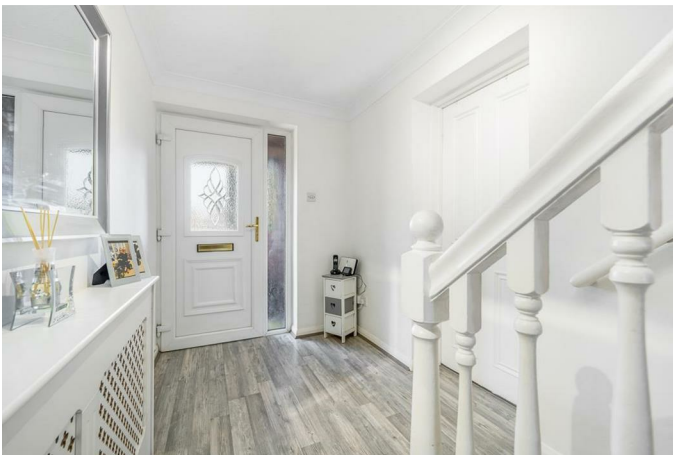
With ample off-road parking leading to a single garage, this home provides both practicality and privacy. The well-flowing ground floor is perfect for entertaining, while the five spacious bedrooms ensure everyone has their own retreat.

Looking for extra space? This home has it in abundance! Book your viewing today and see it for yourself.

Entrance Porch

UPVC glazed entrance door and window to front. Laminate wood flooring.

Entrance Hall 14'2" x 5'10" (4.32m x 1.79m)

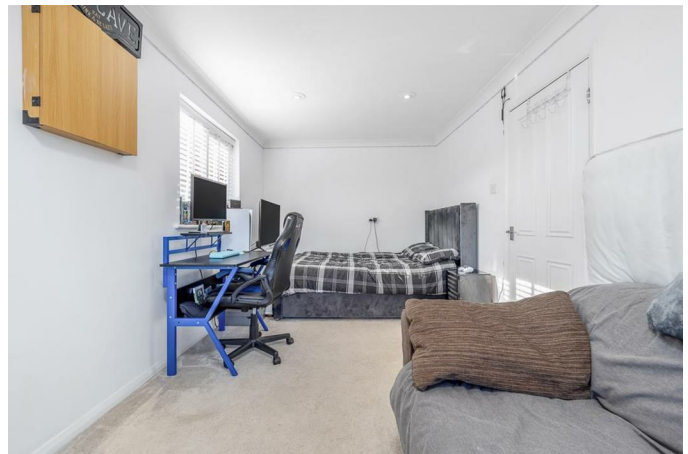


UPVC door to front with glazed side panels. Laminate flooring. Radiator. Stairs to first floor.

Family Room 15'10" x 8'8" (4.83m x 2.65m)



UPVC window to front and side. Radiator. Carpeted.



Lounge 14'2" x 11'8" (4.32m x 3.57m)



UPVC bay window to front. Radiator. Carpeted. Feature fire place. Wall lighting.

Kitchen/Diner 10'10" x 17'10" (3.31m x 5.46m)



UPVC window to rear. Matching range of base and eye level units with work surfaces over. Sink with drainer with Quooker tap. Tiled splash backs. Integrated electric hob with extractor hood over. Integrated oven. Integrated dish washer. Laminate wood flooring. Radiator. Spot lights. Sliding UPVC door to conservatory.



Utility Room 5'10" x 8'8" (1.78m x 2.65m)



UPVC window to rear. UPVC door to side. Base unit with work surfaces over. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Boiler. Radiator. Laminate wood flooring.

Shower Room 2'9" x 8'8" (0.86m x 2.65m)



UPVC window to side. Shower cubicle with electric shower attachment. Toilet. Wash hand basin set within vanity unit. Laminate wood flooring. Heated towel rail. Fully tiled walls.

Conservatory 9'8" x 10'8" (2.97m x 3.27m)



UPVC construction with polycarbonate roof. UPVC French doors to rear garden. Tiled floor. Air conditioning unit.

Landing 10'8" x 6'6" (3.27m x 2.00m)

Loft access. Radiator. Carpeted.

Bedroom 1 17'9" x 13'8" (5.43m x 4.17m)



UPVC window to front and rear. Radiator. Loft access. Carpeted.

Dressing Room 8'7" x 7'8" (2.63m x 2.36m)



UPVC window to front. Radiator. Carpeted.

Bedroom 3 13'5" x 9'10" (4.09m x 3.00m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 14'3" x 8'8" (4.36m x 2.65m)



UPVC window to front. Radiator. Carpeted. Opening to Dressing Room.

Bedroom 4 10'8" x 8'11" (3.26m x 2.73m)



UPVC window to rear. Radiator. Carpeted. Built in wardrobes. Loft access.

Bedroom 5 8'2" x 8'9" (2.51m x 2.69m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 5'4" x 8'9" (1.65m x 2.67m)



UPVC window to rear. Panelled bath with shower attachment over. Wash hand basin set in vanity unit. Toilet. Partly tiled walls. Tiled floor.

Garage 17'11" x 13'9" (5.47m x 4.20m)

Up and over vehicular door. UPVC window to rear. Pedestrian door to rear. Power and light connected.

Outside



Front: Gravel driveway with parking for several vehicles.

Rear: Enclosed by timber fencing. Patio area. Lawn area.



Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Ovo

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water
Sewerage: Cesspit drainage.
Heating: Oil central heating.
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D64

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.

Ark Property Centre

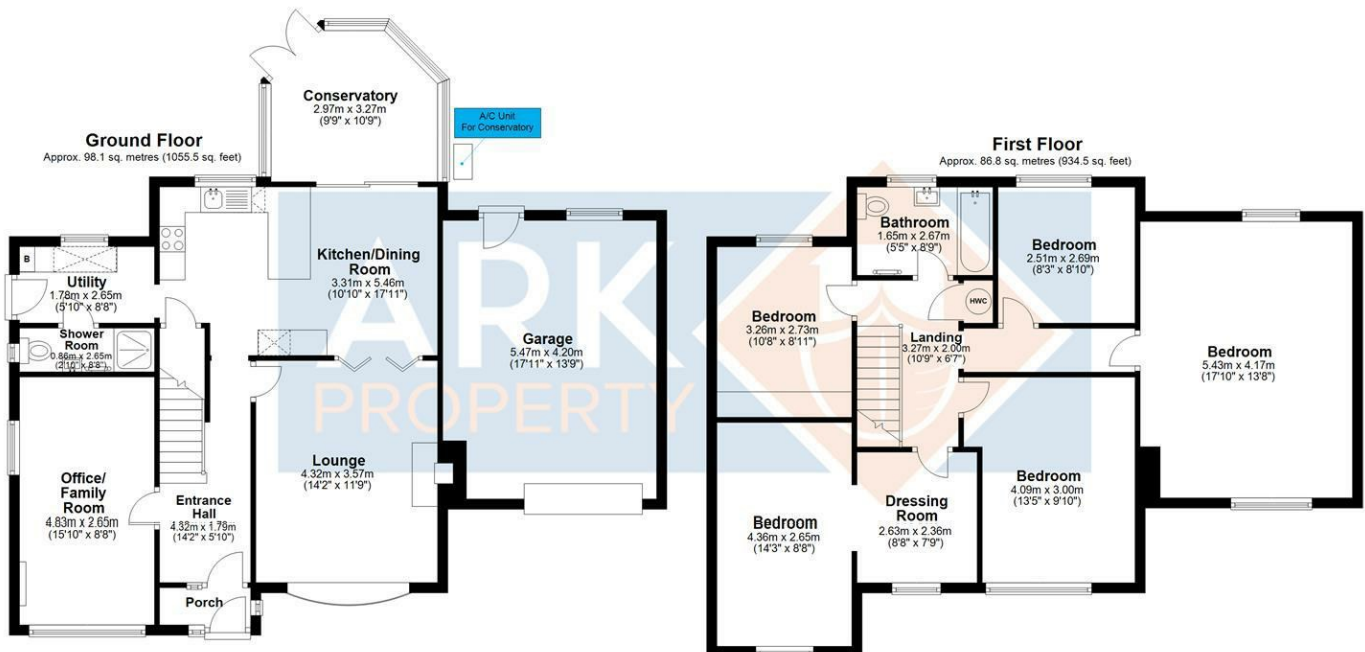
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



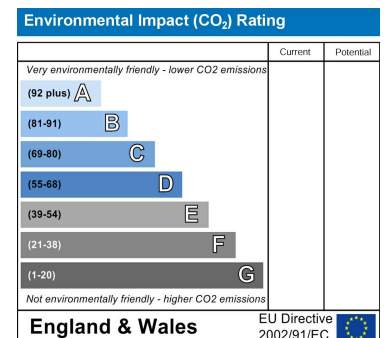
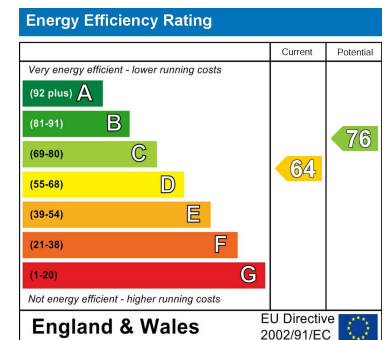
Total area: approx. 184.9 sq. metres (1990.0 sq. feet)

Floor plan created by Mette Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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