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11 Westmoreland Road, Moulton PE12 6PU

£289,000 Freehold

- 3/4 Bedroom House
- Conservatory, Recently Refitted Bathroom
- Full UPVC Double Glazed Windows, Doors and Fascias
- Gas Central Heating (Boiler Replaced in 2021)

Superbly presented 3/4 bedroom detached property situated in popular village location of Moulton. Superbly presented accommodation comprising lounge diner, conservatory, breakfast kitchen, utility, cloakroom, bedroom 4/games room, 3 bedrooms and recently refitted bathroom. Off road parking, enclosed rear garden. Gas central heating (new boiler 2021)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Open porch with obscured UPVC double glazed door with matching obscured full length glazed panel to the side leading into:

ENTRANCE HALLWAY

5' 11" x 12' 6" (1.82m x 3.83m) Skimmed and coved ceiling, centre light point, smoke alarm, radiator, BT point, solid oak flooring, staircase rising to first floor, solid oak glazed door into:

LOUNGE

12' 4" x 15' 0" (3.77m x 4.59m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, solid oak flooring, square arch into:

DINING ROOM

9' 9" x 11' 6" (2.99m x 3.51m) UPVC double glazed French doors to the rear elevation leading into Conservatory, skimmed and coved ceiling, centre light point, solid oak glazed door into Kitchen, solid oak flooring, radiator.



CONSERVATORY

9' 3" x 10' 4" (2.84m x 3.16m) UPVC construction, heat resistant polycarbonate roof, solid oak flooring, 2 radiators.

From the Entrance Hallway a solid oak glazed door leads into:

KITCHEN BREAKFAST ROOM

8' 6" x 11' 10" (2.60m x 3.62m) UPVC double glazed window to the rear elevation, coved ceiling, strip lighting, double radiator, fitted vinyl plank flooring. Fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, built-in Lamona ceramic hob, stainless steel Lamona fan assisted double oven, inset sink with mixer tap, under cabinet lighting, opening into:

INNER LOBBY

3' 7" x 4' 5" (1.10m x 1.37m) Skimmed ceiling, centre light point, part wood panelling, vinyl plank flooring, open archway into:

UTILITY ROOM

5' 10" x 8' 9" (1.80m x 2.69m) UPVC double glazed window to the rear elevation, centre light point, wall mounted electric wall heater, part tiled walls, fitted base unit and worktop over, inset stainless steel sink with taps, tiled splashback, plumbing and space for washing machine, space for tumble dryer, door into:

CLOAKROOM

3' 6" x 3' 5" (1.08m x 1.05m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, vinyl plank flooring, part tiled walls, fitted with a two piece suite comprising corner wash hand basin with taps and low level WC.

From the Inner Hallway into:

GAMES ROOM/BEDROOM 4 (PREVIOUS GARAGE)

8' 0" x 11' 9" (2.46m x 3.59m) UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, wall mounted electric heater, storage cupboard off housing gas meter, wall mounted electric consumer unit board.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 7" x 9' 1" (2.32m x 2.78m) UPVC double glazed window to the side elevation, coved ceiling, centre light point, access to loft space, vent for dehumidifier into loft, door into:





BEDROOM 1

10' 11" x 14' 1" (3.35m x 4.31m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 2

11' 2" x 12' 7" (3.42m x 3.86m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator, storage cupboard off housing Vaillant gas combination boiler (installed 2021).

BEDROOM 3

7' 6" x 7' 9" (2.30m x 2.38m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point, telephone point.

FAMILY BATHROOM (RECENTLY REFITTED)

6' 7" x 7' 5" (2.03m x 2.27m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, extractor fan, wall mounted full length heated graphite towel rail, tiled flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with rainfall shower mixer tap, 'P' shaped bath with rainfall mixer tap with shower screen and thermostatic shower over with rainfall shower head.



EXTERIOR

The front garden is laid to lawn with raised shrub borders. There is a gravelled and concrete driveway providing multiple off-road parking. Side access into rear garden. 6 external electric sockets, electric car charging point and lighting. Wooden side access gate with paved pathways cold water tap and lighting leading into:



REAR GARDEN

Gravelled and raised shrub borders, decking, external lighting, wooden garden shed, lighting.

GARAGE

As previously mentioned has been part converted into a Games Room/Bedroom but has a space of 1.38m x 2.50m with an up and over door.





GENERAL NOTE

The Energy Performance Certificate is still valid but since the inspection was carried out the dehumidifier for air circulation has been put in the loft and also the boiler was replaced in 2021.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road and continue for around 3.5 miles to the village of Moulton. Turn right into Bell Lane proceed into the centre of the village and turn right across into Broad Lane. After passing the Primary School turn right into Westmoreland Road and then immediately left and the property is situated on the left hand side.

AMENITIES

The centre of the village of Moulton is within easy walking distance and offers the John Harrox Primary School, All Saints Church, a Public House, Post Office and General Stores, Doctors Surgery, Fish and Chip Shop, Butchers, Community Centre, Historic Working Windmill and Hairdressing Salon. The market towns of Holbeach and Spalding are each approximately 4 miles away and both offer shopping, banking, leisure and commercial facilities. Spalding also has a railway station and the city of Peterborough is approximately 22 miles to the South offering a fast train link with London Kings Cross minimum journey time 50 minutes.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11476

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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