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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Plot 7, Moulton Chapel Road, Cowbit, Spalding PE12 0XD

PRICE - £480,000 Freehold

- Executive Design
- Village Location
- Ready in Spring 2025
- South facing rear garden
- Open plan Kitchen/Living
- Stone effect window cills
- Detached double garage

Plot 7 is a 4 bedroom detached bungalow, with detached double garage, set on a large frontage plot, off Moulton Chapel Road. It is nearing completion, and is now ready for Buyer choices of kitchen/utility/tiles.

Located off Moulton Chapel Road, this new homes developer has designed this small development of just 8 new properties around the benefit of having south facing rear gardens with open field views.

SPALDING 01775 766766 BOURNE 01780 420406



PLOT 7

The property has a modern Air Source Heat Pump central heating system, with underfloor heating to all areas. The property has an extensive and high specification fitted kitchen with island and integrated appliances included, as well as carpets from a selected range, and LVT flooring/Tiles to some areas. Chrome sockets and switches are throughout the property. This property has extra high ceilings – 2.7m – throughout.

ACCOMMODATION

HALLWAY

Grey composite door. Power points, Telephone point. Recessed downlights. LVT Flooring . Manifold/Cylinder cupboard off. Stairs off

LIVING AREA 4.50m x 3.20m (14'9" x 10'5")

Recessed light fittings, Media point, power points, data point, FTTP, Underfloor Heating Control. LVT Flooring. Bifold doors to rear garden. Open to

KITCHEN/DINING 8.31m x 4.65m (27'3" x 15'3")

To have an extensive Kitchen to be provided from selected ranges. Designed kitchen includes a range of Tall, base and wall cupboards, and an Island. Integrated Appliances are included, comprising two Ovens, Fridge/Freezer, Dishwasher, Electric induction Hob and an Extractor, all with contrasting worktops over, with tiled splashbacks, and a ceramic 1 1/2 Bowl Sink unit with contemporary Tap. There are ample Power points and recessed Ceiling Downlights, and the area has Underfloor Heating with zone control. Data point. Flooring is to be LVT. Bifolds to garden

UTILITY ROOM 2.40m x 1.92m (8'0" x 6'3")

To have Baseline units and ceramic sink with Contemporary Stainless Tap set in worktop, over spaces for Washing Machine and Tumble dryer. Power Points, Underfloor Heating Control, Recessed Ceiling downlights. LVT Flooring. UPVC Door to Garden. Door off to

CLOAKROOM 1.20m x 1.92m (4' x 6'3") -

Low level Wc and vanity unit with wash hand basin. Chrome heated towel rail. Recessed ceiling downlights. LVT Flooring

MAIN BEDROOM (FRONT) 5.40m x 5.30m (17'8" x 17'4") PLUS BAY

Power points, Pendant light fittings, TV point, Telephone point, Data point. Carpeted.

ENSUITE 2.90m x 1.90m (9'6" x 6'2")

Large Shower with Soaker head and standard shower spray, Low level wc, Vanity unit with inset basin. Chrome Heated Towel rail, recessed ceiling downlights, Shaver point, Tiled floor, and Half tiled walls.

BEDROOM 2 (FRONT) 4.50m x 3.82m (14'9" x 12'6")

Power points, TV point, Data point. Pendant light fitting, Carpeted

BEDROOM 3 (REAR) 2.80m x 4.65m (9'2" x 15'3")

Power points, TV point, Data Point, Pendant Light fitting,. Carpeted.

BEDROOM 4 (REAR) 2.66m x 3.22m (8'7" x 10'6")

Power points, TV point, Data Point, Pendant Light fitting. Carpeted.

BATHROOM 2.80m x 2.30m (9'2" x 7'6")

New white 4 piece suite with Bath, separate large Shower cubicle, Low level Wc and Vanity Unit with inset basin. Chrome Heated Towel Rail, Shaver Point, Ceiling Downlights, Tiled Floor, and Half tiled walls.

OUTSIDE

Gravelled driveway with turfed front gardens and rear gardens. Indian Sandstone Slabbed footpaths and patio, with timber fencing to all boundaries, some 7' close board, others Lincolnshire post and rail. Air source heat pump. Outside Tap. Contemporary PIR exterior lights to front, rear and side doors, and to garage.

DETACHED DOUBLE GARAGE

Concrete floor, Fluorescent Light and power points. Anthracite Electric Rollershutter door. UPVC Personnel door to side.

LOCATION/AMENITIES

Situated on the outskirts of the pleasant South Lincolnshire village of Cowbit, the village is just 2 miles from the centre of the Georgian market town of Spalding, The property lies within walking distance of the village shop/Post office, and Primary school, Church and Village Hall. There is a bus service to Spalding from the bus stops (within ½ mile).

DIRECTIONS

From the centre of Spalding proceed out of town on the A16 towards Peterborough. At the Cowbit roundabout, turn left onto Moulton Chapel Road. The property is on the right after 300 yards, noted by the agents For Sale sign.

TENURE

Freehold.

SERVICES Mains Electricity, water and drainage. Heating and Hot water via Air source Heat pump, with underfloor heating throughout. The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

COUNCIL TAX BAND - Predicted Band E EPC - Predicted Band B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements

Ref: S11668 Jan 2025. These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

VIEWINGS BY APPOINTMENT ONLY

ADDRESS

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Please Note: These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. These details are released as a guide only at time of printing and are subject to change, without prior notice.