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## Fengate Farm, Fengate, Moulton Chapel PE12 0XR

**£445,000 Freehold**

- Detached 3 Bedroom Bungalow
- Separate Self-Contained Annexe
- Village Location with Open Views
- Ample Off-Road Parking
- Viewing Essential

Deceptively spacious detached 3 bedroom bungalow with fully self contained one bedroom Annexe. Total site area approximately 0.62 of an acre. Ample off-road parking, brick outbuildings. No immediate neighbours. Open views of farmland. Viewing highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### **ACCOMMODATION**

Multi pane obscure glazed UPVC entrance door to:

#### **ENTRANCE PORCH**

Multi pane glazed internal door to:

#### **HALLWAY**

9' 2" x 4' 0" (2.80m x 1.24m) Part glazed door to:

#### **SITTING ROOM**

16' 11" x 11' 3" (5.17m x 3.43m) Dual aspect with UPVC bowed Georgian style front window and UPVC side door opening into Conservatory. Chimney breast with fitted log burner and stone hearth, fitted carpet, pendant light fitment, glazed UPVC door opening into:



### **CONSERVATORY**

11' 1" x 11' 11" (3.39m x 3.64m) UPVC construction, pendant light fitment with propeller style fan, electric storage heater, pair of glazed UPVC French doors.

Also from the Sitting Room access into:

### **DINING ROOM**

10' 7" x 10' 11" (3.23m x 3.34m) LVT flooring, UPVC window to the side elevation, ceiling lights, radiator, doorway to:

### **MODERN FITTED KITCHEN**

13' 4" x 10' 10" (4.07m x 3.31m) Extensive range of fitted base cupboards and drawers beneath the worktop with inset one and a quarter bowl single drainer sink unit with mixer tap, integrated dishwasher, mosaic style tiled splashbacks, built-in electric double oven, induction hob, integrated fridge freezer, eye level wall cupboards, double radiator, LVT flooring, UPVC window to the rear elevation, integrated 10 bottle wine rack, part glazed door returning to the Hallway.

From the Hallway direct access into:

### **INNER HALLWAY**

5' 11" x 6' 7" (1.82m x 2.02m) LVT flooring, large Airing Cupboard, doors arranged off to:

### **BEDROOM 1**

11' 10" x 11' 2" (3.62m x 3.42m) including extensive range of full height fitted wardrobes with overhead storage cupboards. Fitted carpet, pendant light fitment, radiator, UPVC window to the front elevation with wooden Venetian blind.

### **BEDROOM 2**

10' 10" x 11' 5" (3.32m x 3.50m) Fitted carpet, UPVC window with wooden Venetian blind, coved cornice, ceiling light, radiator.

### **BEDROOM 3**

7' 11" x 9' 6" (2.43m x 2.90m) UPVC window to the front elevation, fitted wooden Venetian blind, radiator, fitted carpet, pendant light fitment.

### **BATHROOM**

6' 6" x 7' 8" (2.00m x 2.36m) maximum Fitted three piece suite comprising panelled bath with hot and cold taps and Mira electric shower over with glazed screen, wash hand basin with vanity unit, low level WC with concealed cistern and push button flush, tiled floor, wall tiling around the bath area, radiator, obscure glazed UPVC window, ceiling light.

From the Kitchen part glazed door opens into:





#### UTILITY ROOM

11' 10" x 6' 4" (3.61m x 1.94m) Wooden worktops, Belfast sink, mono block mixer tap, plumbing and space for washing machine, further appliance space, fitted shaker style units comprising base cupboards, drawers and eye level wall cupboards, access to loft space, coved cornice, UPVC side window, door leading to:

#### CENTRAL LOBBY/BOOT ROOM/BOILER ROOM

20' 4" x 5' 8" (6.22m x 1.74m) Range of shaker style units comprising base cupboards, eye level wall cupboards, tiled floor, access to loft space, Worcester oil fired central heating boiler, UPVC external entrance doors to either side, door to:

#### CLOAKROOM

7' 0" x 2' 10" (2.14m x 0.88m) Tiled floor, obscure glazed UPVC window, ceiling light, low level WC and hand basin set within vanity unit with tiled splashback and radiator.

From this Central Lobby a door gives access to:

#### SELF CONTAINED ANNEXE

##### ANNEXE KITCHEN

11' 11" x 5' 10" (3.65m x 1.79m) Range of fitted base cupboards, roll edged worktops, single drainer stainless steel sink unit, intermediate wall tiling, matching eye level wall cupboards, Bosch electric oven and induction hob beneath the multi speed cooker hood, recessed ceiling lights, tiled floor with under floor heating, UPVC side window.

##### ANNEXE SITTING ROOM

17' 9" x 11' 11" (5.43m x 3.64m) Fitted carpet, pair of multi pane UPVC external entrance doors, coved cornice, pendant light fitment, chimney breast with log burner and alcoves with bespoke fitted cupboards and display shelving, under floor heating, door to:

##### ANNEXE BEDROOM

14' 0" x 11' 5" (4.28m x 3.50m) including fitted 4 door wardrobe unit, UPVC window to the rear elevation, ceiling light, 2 bedside lights, TV point, cupboard housing the heating manifold, under floor heating, door to:

##### EN-SUITE WET ROOM

11' 5" x 5' 10" (3.48m x 1.79m) Non slip flooring, walk-in shower area with over head sprinkler, hand basin with vanity unit, low level WC, fully tiled walls, recessed ceiling lights, coved cornice, obscure glazed UPVC window, vertical radiator/towel rail.





## EXTERIOR

The property occupies a generous sized plot extending to approximately with no immediate neighbours and views of open farmland to all sides. Double timber farm style gates open to on an extensive gravelled driveway, parking area and turning bays with parking for numerous vehicles. To the left hand side of the driveway there is a lawn, established tree and raised beds along with:

## BRICK AND PANTILED RANGE OF BUILDINGS

36' 1" x 12' 1" (11m x 3.7m) Incorporating workshops/stores and with potential for conversion to a work from home office space if desired. Beyond this a further gravelled parking area along with a brick and timber store and adjacent corrugated store.

To the rear of the bungalow a hand gate opens into a paved patio area with small sunken pond, shrubbery, conifers and oil storage tank along with external sockets. From here the door leads into the central lobby area with the annexe to the left and the main bungalow to the right. To the immediate rear of the bungalow is a lawned garden with established trees, pergola, open views and then continuing round to the other side there is an extensive side garden, summerhouse, seating area, lawns, shrubs, conifers etc.

## DIRECTIONS

From Spalding proceed in a southerly direction along the A16 Peterborough Road continuing for 3.5 miles to the Cowbit roundabout taking the first exit and then proceed for a mile and a half into Moulton Chapel, take the sharp left hand bend into Fengate, continue without deviation for around a mile past Tulipland Potatoes and then the property is situated on the right hand side indicated by the Agents For Sale sign.

## AMENITIES

Moulton Chapel is a popular village with primary school, public house, butchers shop, general stores etc. Spalding is 5 miles distant and the cathedral city of Peterborough within 15 miles offering a full range of shopping, banking, leisure, commercial and educational facilities along with access to the A1 and the east coast mainline (From Peterborough London's Kings Cross minimum journey time 48 minutes).











# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C		76
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** Mains water and electricity. Oil central heating, wood burners. Private drainage

**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: S11667**

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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