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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Elvandar, Roman Road, Moulton Chapel PE12 0XQ

£317,500 Freehold

- 3 Bedrooms
- Bathroom and Wet Room
- 2 Reception Rooms, Spacious Kitchen Diner
- Semi-Rural Location with Field Views
- No Chain

Attractive, double fronted detached house in pleasant semi-rural location with open views to the front and rear. Gated driveway with ample parking, garage, enclosed gardens. Spacious versatile accommodation.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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**ACCOMMODATION**

UPVC front entrance door to:

Entrance Lobby, door to:

SITTING ROOM

17' 10" x 10' 10" (5.46m x 3.32m) Fitted carpet, dual aspect with UPVC windows to the front and rear elevations, two radiators, open fireplace with decorate surround, coved cornice, door to:

FAMILY ROOM

15' 10" x 10' 0" (4.83m x 3.05m) Dual aspect with UPVC window to the front elevation and pair of UPVC glazed French doors to the rear, fitted carpet, two radiators, coved cornice, ceiling light.

KITCHEN/DINER

17' 11" x 12' 11" (5.47m x 3.94m) (average). Ceramic tiled floor, range of fitted base cupboards and drawers



beneath the roll edge worktop with inset resin sink unit with mono-block mixer tap, intermediate wall tiling, matching eye level wall cupboards, built in electric oven, hob and cooker hood, further appliance space, fuse box, radiator, fluorescent strip light, ceiling light, UPVC windows to the front and rear elevations, access to:

SIDE ENTRANCE HALL

15' 7" x 3' 9" (4.75m x 1.15m) UPVC doors to the front and rear elevations, ceramic floor tiles, two ceiling lights, radiator, access to:

INNER LOBBY

With ceramic floor tiles and doors arranged off to:

UTILITY ROOM

8' 8" x 5' 8" (2.66m x 1.74m) Ceramic floor tiles, fitted base cupboards, worktop, eye level wall cupboards, plumbing and space for washing machine, further appliance space, Worcester oil fired central heating boiler, UPVC window, ceiling light, radiator, extractor fan. Personnel door to garage.

WET ROOM

7' 1" x 5' 5" (2.16m x 1.66m) Walk in shower area with Triton electric shower and extractor fan, low level WC, pedestal wash hand basin, half tiled walls, tiled floor, ceiling light, obscure glazed UPVC window.

From the front entrance lobby, the carpeted staircase rises to the:

FIRST FLOOR LANDING

UPVC window to the rear elevation, radiator, smoke alarm, ceiling light, doors arranged off to:

BEDROOM 1

12' 11" x 12' 1" (3.95m x 3.69m) Fitted carpet, UPVC window to the front elevation, TV/aerial point, coved cornice, radiator, ceiling light, built in airing cupboard housing the insulated hot water cylinder with immersion heater.

BEDROOM 2

11' 3" x 10' 11" (3.43m x 3.34m) (max). UPVC window to the front elevation, TV/aerial point, fitted carpet, radiator, ceiling light, recessed wardrobe.



BEDROOM 3

10' 1" x 6' 0" (3.09m x 1.83m) Fitted carpet, TV/aerial point, ceiling light, radiator, UPVC window to the rear elevation.

BATHROOM

8' 2" x 6' 2" (2.49m x 1.89m) P-shaped bath with tiled surround, shower over, rail and curtain, pedestal wash hand basin, low level WC, half tiled walls, ceramic floor tiles, shaver point, extractor fan, ceiling light, radiator, obscure glazed UPVC window.

EXTERIOR

Fencing to the front boundary, pair of 5 bar timber farm style gates opening onto an extensive concrete driveway with adjacent large gravelled parking area and turning bay, lawns to the other side. The driveway leads to:

ATTACHED GARAGE

15' 1" x 9' 1" (4.62m x 2.78m) Of brick construction with up and over door, power and lighting, rear personnel door.

Gated access leads round to the rear of the property where there is a large modern paved patio and seating area, lawn, decorative wall to the rear boundary, modern oil storage tank, integral brick store.

DIRECTIONS

From Spalding, proceed in a southerly direction along the A16 Peterborough Road, continuing for 3 miles to the Cowbit roundabout. Turn left onto Moulton Chapel Road, proceed without deviation for around 1 mile and the property is situated on the left hand side, indicated by the Agent's For Sale sign.

AMENITIES

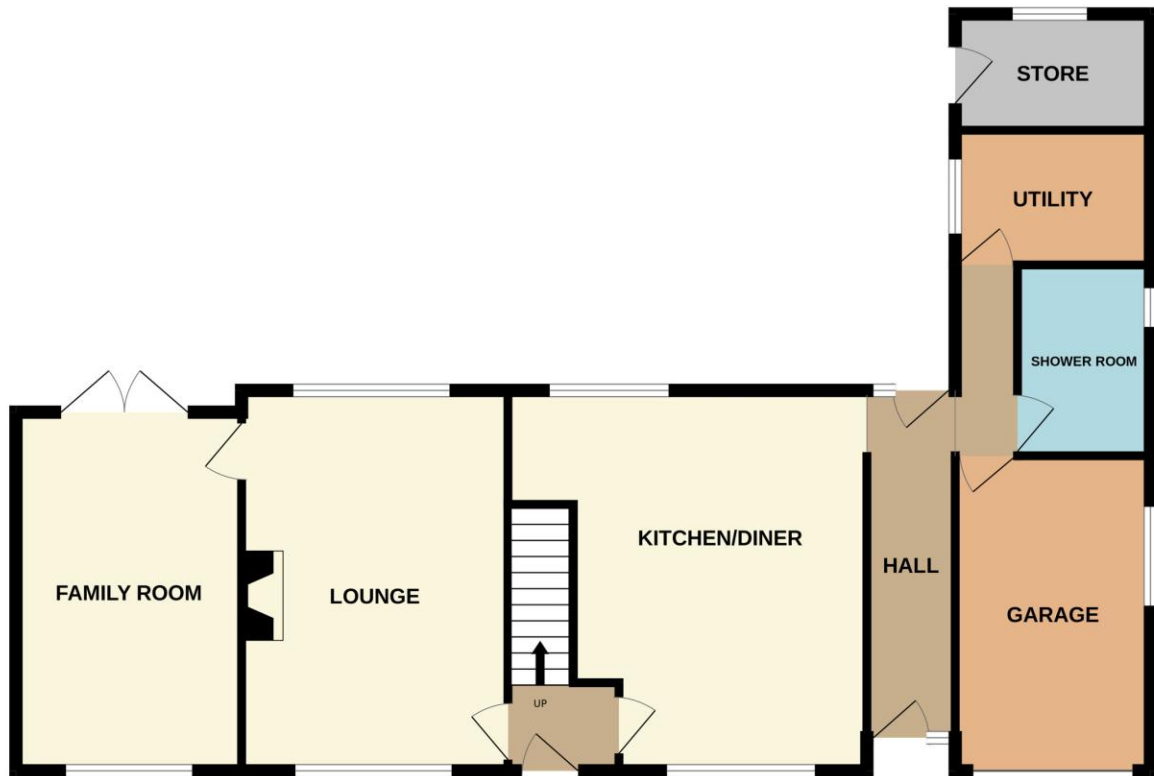
The nearby village of Moulton Chapel has a Public House/Restaurant, Primary School, butchers shop etc. The Georgian market town of Spalding is just over 4 miles from the property offering a wide range of facilities and the Cathedral City of Peterborough, 14 miles to the south having a fast train link to London's King's Cross, minimum journey time 48 minutes.



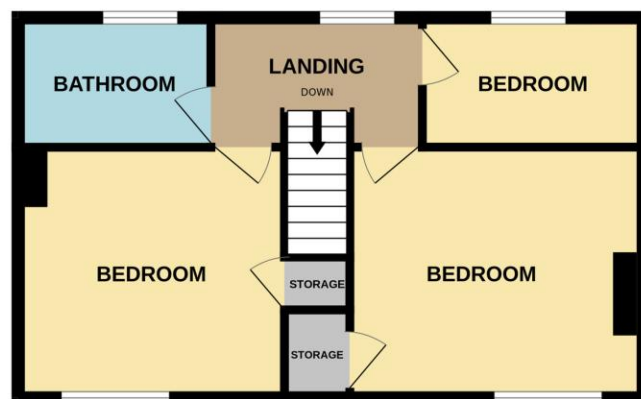




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains electricity and water. Oil central heating. Drainage to a Septic Tank.

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: S11701

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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