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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



82 Seas End Road, Moulton Seas End PE12 6LD

£330,000 Freehold

- Semi-Rural Location
- Workshop
- Static Caravan
- Well Presented Cottage
- Viewing Highly Recommended

Charming detached cottage set in established grounds of approximately 0.26 of an acre, workshop approximately 640sq.ft. with inspection pit, static caravan for additional accommodation. Well appointed throughout.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Composite front entrance door to:

ENTRANCE LOBBY

Staircase off, doors arranged off to:

SITTING ROOM

14' 1" x 15' 9" (4.30m x 4.81m) maximum Tiled floor, ceiling beams, dual aspect with UPVC windows to the front and side elevations each with fitted blinds, ceiling light, feature full height brick chimney breast with Godin multi fuel stove, alcove display cabinets.



DINING ROOM

14' 0" x 10' 0" (4.29m x 3.05m) Dual aspect with UPVC windows to the front and side elevations with blinds as fitted, open grate, tiled floor, ceiling beams, ceiling light.

From the Sitting Room doorway to:

FITTED KITCHEN

13' 9" x 9' 1" (4.20m x 2.78m) Comprehensive range of base cupboards, wall units, drawers, worktops, tiled splashbacks, one and a quarter bowl ceramic sink unit, plumbing and space for dishwasher, further appliance space, 2 UPVC windows to the rear elevation, Rangemaster LPG Range style cooker with cooker hood above.

UTILITY ROOM

8' 4" x 9' 10" (2.56m x 3.00m) Plumbing and space for washing machine, composite stable style external entrance door, UPVC side window opening into:

LEAN-TO BREAKFAST/GARDEN ROOM

11' 4" x 5' 10" (3.47m x 1.78m) With UPVC windows.

From the front Entrance Lobby the carpeted staircase rises to:

FIRST FLOOR LANDING

13' 11" x 11' 11" (4.26m x 3.64m) plus recess 3'4" x 4'5" (1.02m x 1.36m), 2 UPVC windows to the front elevation with fitted blinds, small UPVC side window, ceiling light, loft hatch.

BEDROOM 2

14' 0" x 9' 10" (4.29m x 3.02m) UPVC window to the front elevation with fitted blind, ceiling light.

REAR LANDING

Doors arranged off to:

WASH ROOM

5' 11" x 4' 8" (1.82m x 1.44m) Low level WC, wash hand basin, light with automatic extractor fan.

BATHROOM

9' 1" x 7' 7" (2.79m x 2.32m) Corner Jacuzzi bath, separate shower cubicle with Triton electric shower, wash hand basin, obscure glazed UPVC window, Vokera LPG hot water boiler.

Also from the rear Landing UPVC glazed double doors open on to:



BALCONY

9' 10" x 9' 10" (3.00m x 3.00m) Views over the gardens. Railed with artificial grass and a retractable sun canopy.

EXTERIOR

Enclosed front lawned garden with feature decorative boat ornament. Wrought iron gates to lawned rear and side gardens with external WC, fuel bunker, shrubbery, plants and flowers, circular patio and seating area with raised stocked border.

STATIC CARAVAN

Atlas Festival model with sitting room, shower room, kitchenette and 2 bedrooms. Electricity connected.

Double gated entrance on to a driveway and turning area with multiple parking and access to:

DETACHED WORKSHOP/OUTBUILDING

28' 2" x 22' 7" (8.6m x 6.9m) Half height breeze block and corrugated construction with inspection pit, power and lighting, up and over door, pair of double doors and personnel door.

AGENTS COMMENT

This versatile property offers deceptively spacious accommodation including the static caravan. The workshop is ideal for a self employed tradesman or a car enthusiast and viewing is highly recommended.

SERVICES

Mains water and electricity, private drainage.



DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing for 4 miles to Moulton. Turn left along Common Road, towards Moulton Seas End and shortly after passing the village sign, the property is situated on the left hand side indicated by the Agents For Sale sign.

AMENITIES

The nearby Conservation village of Moulton offers a variety of shops, public house/restaurant, sports clubs, Church, primary school etc. Spalding and Holbeach are each 6 miles from the property and offer a range of facilities. Peterborough is 22 miles to the south.







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		
55-68	D		65 D
39-54	E		
21-38	F	33 F	
1-20	G		

TENURE Freehold

SERVICES See Note

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: S11741

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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