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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 Chapel Gardens, Moulton Chapel PE12 0XG

£265,000 Freehold

- Cul-de-Sac Location
- 2 Double Bedrooms
- Spacious Accommodation
- No Chain
- Viewing Highly Recommended

Spacious detached bungalow in pleasant cul-de-sac convenient for village amenities. Large driveway, double garage. Reception hall, spacious lounge/diner with garden room, kitchen, utility room, 2 double bedrooms (one with en-suite) and wet room. Vacant possession - some updating required.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Part glazed UPVC front entrance door to:

ENTRANCE PORCH

6' 1" x 4' 5" (1.86m x 1.36m) Ceiling light, personnel door to the garage, multi pane glazed door to:

LARGE RECEPTION HALL

16' 6" x 5' 7" (5.05m x 1.71m) Electric heater, large cloaks cupboard, shelved pantry, coved cornice, ceiling light, access to:

INNER HALLWAY

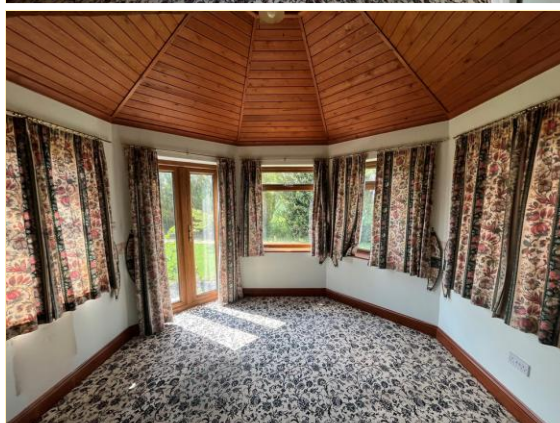
Doors arranged off to:

MASTER BEDROOM

14' 0" x 12' 2" (4.28m x 3.72m) Dual aspect with UPVC windows to the front and side elevations, TV point, coved cornice, ceiling light, electric heater, 2 fitted triple wardrobes, door to:

EN-SUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, tiled floor, coved cornice, obscure glazed window.



BEDROOM 2

12' 4" x 10' 0" (3.77m x 3.07m) UPVC window to the front elevation, coved cornice, ceiling light, electric heater, fitted 2 double wardrobes.

WET ROOM

8' 10" maximum x 6' 11" (2.70m maximum x 2.11m) Non-slip flooring, fully tiled walls, modern three piece suite comprising walk-in shower area with retractable seat and hand grip, low level WC with push button flush, moulded hand basin with mixer tap and vanity cupboard beneath, coved cornice, extractor fan, vertical radiator/towel rail, obscure glazed window.

KITCHEN

10' 1" x 8' 9" (3.08m x 2.69m) UPVC window to the side elevation, coved cornice, fluorescent strip light, tiled floor, range of fitted units comprising base cupboards and drawers, integrated refrigerator, dishwasher, Neff electric double oven, Neff 4 ring ceramic hob with concealed cooker hood above, telescopic towel rail, sliding door leading into dining part of the Lounge Diner.

Also from the Inner Hallway a multi pane glazed door opens into:

L SHAPED LOUNGE DINER

14' 11" x 15' 11" (4.56m x 4.87m) plus 9' 3" x 10' 9" (2.82m x 3.30m), UPVC window to the rear elevation, 2 electric heaters, coal effect gas fire with decorative surround, coved cornice, 2 ceiling lights, telephone point, TV point, square arch opening into:

GARDEN ROOM

11' 4" x 9' 7" (3.47m x 2.93m) Pentagonal shape with a pitched boarded ceiling, ceiling light with propeller style fan, glazed French doors, range of UPVC windows all to the rear elevation.

SERVICES

Mains water, electricity and drainage. Electric heating system with individual controls for each heater.

EXTERIOR

At the front of the property there is a garden laid to artificial lawn with stocked borders, large driveway with multiple parking leading to:

DOUBLE GARAGE

GARAGE NO. 1

19' 5" x 8' 6" (5.92m x 2.61m) Electric roller style door, electric car charger, strip light, power points, concrete floor, UPVC rear window.

ADJACENT UTILITY AREA

12' 11" x 5' 4" (3.95m x 1.64m) Worktop, plumbing and space for washing machine, single drainer stainless steel sink unit, base cupboards, eye level wall cupboards, shelving, tiled flooring, coved cornice, half obscure glazed UPVC rear entrance door.

GARAGE NO. 2

20' 0" x 8' 5" (6.12m x 2.59m) Remote control roller style door, strip light, loft hatch, store cupboards, concrete floor, side window, half glazed rear entrance door, internal door linking to Garage No. 1.

To the side of the property gated access to either side of the property leading round to:

ENCLOSED REAR GARDEN

Large tarmac patio area, centre light, 2 raised beds, artificial lawn, gravelled area and established trees to the rear with open farmland beyond.

DIRECTIONS

From Spalding proceed in a southerly direction along the A16 Peterborough Road for 3 miles to the Cowbit roundabout taking the first exit then continuing to Moulton Chapel. On entering the village Chapel Gardens is a small cul-de-sac on the left before the main junction with Roman Bank and Fengate.

AMENITIES

The village has a popular public house, primary school, butchers shop and general stores. Spalding is 6 miles distant offering a wide range of facilities and the cathedral city of Peterborough is 15 miles to the south having a fast train link with London's Kings Cross minimum journey time 46 minutes.



TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND D

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: S11757

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.

ADDRESS

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GROUND FLOOR



While every effort 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 inaccuracy. This plan is for illustrative purposes only and should be used as such to only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency or the date of their installation.

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