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27 Roman Bank, Moulton Seas End PE12 6LG

£289,995 Freehold

- 3 Bedrooms
- Garage and Good Sized Driveway
- Field Views to the Rear
- Conservatory
- Viewing Recommended

Superbly presented 3 bedroom detached bungalow situated in a country location with field views to the rear. Off-road parking, integral garage and front, side and rear gardens. Accommodation comprising entrance hallway, lounge, conservatory, kitchen diner, utility room, cloakroom, 3 bedrooms (en-suite to the master).

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with external lighting and door bell and through a UPVC leaded obscure double glazed door leading into:

ENTRANCE HALLWAY

7' 11" x 16' 10" (2.43m x 5.14m) Coved and textured ceiling, centre light point, access to loft space, smoke alarm, BT point, central heating controls, radiator, storage cupboard with shelving, further storage cupboard housing hot water cylinder. Door into:

LOUNGE

11' 9" x 14' 8" (3.60m x 4.48m) Georgian effect UPVC double glazed window to the side elevation, UPVC sliding patio doors to the rear elevation leading into Conservatory, coved and textured ceiling, centre light, 2 radiators, TV point, fireplace with wooden surround with marble insert and hearth with fitted electric coal effect fire, sliding patio doors into:

EDWARDIAN STYLE CONSERVATORY

11' 4" x 11' 3" (3.47m x 3.45m) Dwarf brick construction with UPVC double glazed windows, heat resistant polycarbonate roof, tiled flooring, fitted fan light, French doors to the side elevation, radiator, TV point. All window blinds will be included in the sale.

From the Entrance Hallway a door leads into:



KITCHEN DINER

13' 9" x 10' 3" (4.21m x 3.14m) Georgian effect UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, radiator, TV point, BT point, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, integrated Neff ceramic hob, extractor hob over, integrated Swan fan assisted oven, inset one and a half bowl sink with mixer tap, space for dishwasher, space for fridge freezer, drawer units, door into:

UTILITY ROOM

5' 4" x 7' 8" (1.63m x 2.34m) Georgian effect UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel bowl sink with taps, plumbing and space for washing machine, space for tumble dryer, extractor fan, obscure UPVC double glazed door to the side elevation, radiator. Door to:

CLOAKROOM

2' 10" x 7' 6" (0.87m x 2.30m) Obscure UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, fitted with a two piece comprising low level WC and wash hand basin with taps and tiled splashbacks.

From the Entrance Hallway door into:

MASTER BEDROOM

12' 4" into bay x 11' 9" (3.76m into bay x 3.60m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

EN-SUITE SHOWER ROOM

3' 10" x 9' 0" (1.19m x 2.76m) Coved and textured ceiling, centre light point, extractor fan, shaver point, radiator, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap and storage below, fully tiled shower cubicle with fitted Triton power shower over.

BEDROOM 2

11' 9" x 12' 3" (3.59m x 3.75m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 3

8' 7" x 10' 4" (2.63m x 3.16m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

BATHROOM

8' 9" x 8' 0" (2.67m x 2.46m) Obscure UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, shaver point, extractor fan, fitted with four pieces suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, bath and separate shower cubicle with fitted Triton power shower over.

EXTERIOR

Chain link fencing to the front. The garden is laid to lawn with a wide range of mature shrubs and trees. Gravelled driveway with turning bay to the front, paved pathways to the front door.

INTEGRAL GARAGE

9' 2" x 17' 1" (2.8m x 5.22m) Up and over door, textured ceiling, centre light point, floor standing Worcester oil storage boiler, electric consumer board, power points.

Wooden side access gate leading to:

REAR GARDEN

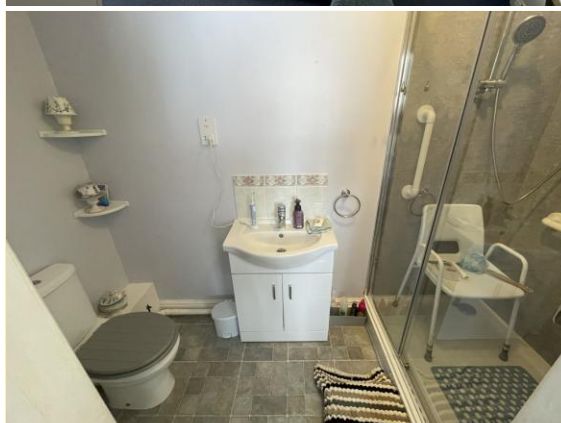
Extensive lighting, cold water tap, patio area, the garden is mainly laid to lawn with a wide range of mature shrubs and trees. External socket. There is a further lawned area to the other side of the property. Gravelled area with oil storage tank. Field views beyond.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to Moulton. Turn left signposted Moulton Seas End (2 miles) and then take a right hand turn into Roman Bank, follow the road down and the property is situated on the left hand side.

AMENITIES

There is a local pub/restaurant and a childrens playground within the village. The historic village of Moulton is 2 miles distant and has a primary school, doctors surgery, shops, public house etc. The market towns of Spalding and Holbeach are each approximately 6 miles distant offering a varied range of facilities.





GROUND FLOOR
1292 sq.ft. (120.0 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, areas and other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance only and should not be relied on for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time of sale.
Made with floorplan 12/2021

TENURE Freehold

SERVICES Mains water and electricity. Oil central heating. Drainage to a private system.

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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S10784

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		