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# Longstaff<sup>COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## Mayfield, 1 Hall Lane, Moulton Seas End PE12 6LB

**£279,950 Freehold**

- Spacious Bungalow
- Individually Designed
- Multi-Car Driveway
- Two Large Bedrooms
- Large Gardens

Spacious, individually designed detached bungalow in non-estate village location with established gardens, multi-car driveway and double garage. Oil central heating, UPVC windows. Reception Hall, Lounge, Dining Room, Master Bedroom with En-Suite, Second Bedroom, Large Bathroom, Breakfast/Kitchen, Utility Room, Garden Room, Cloakroom. No Onward Chain.

SPALDING 01775 766766 BOURNE 01778 420406





**ACCOMMODATION** Through the obscure glazed UPVC front entrance door with similar side panel to:

**ENTRANCE PORCH** 4' 4" x 4' 11" (1.34m x 1.50m) Coved and textured ceilings, ceiling light, glazed inner door with similar side panel to:

**RECEPTION HALL** 16' 0" x 6' 0" (4.88m x 1.85m) (max) plus 4.95m x 1.20m. Fitted carpet, two radiators, access to loft space, two pendant light fittings, coved and textured ceiling, door bell chime, recessed cloaks cupboard with hanging rail and shelf, doors arranged off to:

**LOUNGE** 15' 10" x 12' 10" (4.85m x 3.93m) UPVC window to the front elevation, fitted carpet, radiator, coved and textured ceiling, ceiling light, telephone point, three TV points, UPVC side window, arch to:

**DINING ROOM** 13' 11" x 12' 10" (4.25m x 3.93m) Fitted carpet, coved and textured ceiling, ceiling light, TV point, two radiators, glazed UPVC French doors to the rear elevation.

**MASTER BEDROOM** 13' 4" x 14' 11" (4.07m x 4.57m) (max) UPVC window





to the front elevation, radiator, telephone point, TV point, coved and textured ceiling, ceiling light, fitted carpet, door to:

**EN-SUITE SHOWER ROOM** 9' 4" x 5' 10" (2.85m x 1.78m) Three piece suite comprising 1700mm easy access shower enclosure with retractable seat, fitted shower, rail and curtain, low level WC with push button flush, pedestal wash hand basin, half tiled walls, (fully tiled around the shower area), extractor fan, ceiling light, shaver point, radiator, obscure glazed UPVC window.

**BEDROOM 2** 13' 11" x 10' 0" (4.25m x 3.05m) plus large door recess. UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator, vanity unit with oval shaped hand basin, hot and cold taps, tiled splash backs, fitted cupboard.



**BATHROOM** 12' 10" x 7' 10" (3.92m x 2.40m) Overall with three piece suite comprising panel bath with hot and cold taps and hand grips, wash hand basin, low level WC, half tiled walls, radiator, shaver point, extractor fan, ceiling light, coved and textured ceiling, obscure glazed UPVC window, airing cupboard housing the hot water cylinder with slatted shelving.

**BREAKFAST/KITCHEN** 16' 8" x 14' 5" (5.09m x 4.40m) Comprehensive range of fitted units, comprising base cupboards and drawers, roll edge worktops, intermediate wall tiling, matching eye level wall cupboards including end display shelves. Integrated dishwasher, oil fired Aga, coved and textured ceiling, recessed ceiling lights, UPVC window overlooking the garden room, walk-in pantry with fitted shelves, half glazed door to:

**GARDEN ROOM** 10' 10" x 8' 1" (3.32m x 2.48m) Radiator, coved and textured ceiling, ceiling light, dual aspect with UPVC windows to the side and rear elevations, half glazed UPVC rear entrance door, door to:

**CLOAKROOM** Two piece suite comprising low level WC, bracket hand basin, coved and textured ceiling, ceiling light, obscure glazed UPVC window, radiator.

Also from the kitchen, a door gives access to:

**UTILITY ROOM** 16' 8" x 7' 10" (5.09m x 2.40m) (max). Worktop with cupboards and drawers beneath, plumbing and space for washing machine, further appliance space, single drainer stainless steel sink unit, two fluorescent strip lights, coved and textured ceiling, radiator, personnel door to garage.

**EXTERIOR** At the front of the property there is a large open-plan lawned garden with two inset trees and a rose bush. Extensive double width, modern, tarmacadam multi-car driveway giving access to:

**INTEGRAL DOUBLE GARAGE** 18' 11" x 19' 10" (5.77m x 6.05m) plus recess 2.45m x 1.05m. Twin up and over doors (one electronically controlled), concrete floor, oil fired central heating boiler, radiator, fuse box, side window, cold water tap, power and lighting, personnel door.

To the side of the garage there is a garden area with oil storage tank and electricity meter leading round to the:

**ESTABLISHED REAR GARDEN** With greenhouse, lawns, two circular paved patios, close boarded timber fencing to the side and rear boundaries, external electric light, gated access to the other side.

**DIRECTIONS** From Spalding, proceed in an easterly direction along the A151 Holbeach Road, continuing for three and a half miles to Moulton. Turn left, sign posted Moulton Seas End, continue into the village, take the first left hand turning into Hall Lane and the property is situated immediately on the left hand side.

**AMENITIES** Limited amenities within Moulton Seas End but the nearby historic village of Moulton has a Primary School, Doctors Surgery, Shops, Public House etc. Spalding and Holbeach are easily accessible by road as are the larger towns of Boston and King's Lynn and the City of Peterborough.





**TENURE** Freehold

**SERVICES** Oil central heating, electric and water.

**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: S11843**

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